

**SOUTH MILL VILLAGE ASSOCIATION, INC**

**EXECUTIVE BOARD MINUTES**

**September 20, 2010**

**ATTENDANCE:** Jack Burke, Jack Foley, Amy Brodeur, Al Penland, Richard Nicholson and Rhonda Swenson of APM.

The meeting was called to order at 7:15 PM.

**MINUTES:**

The minutes from the July 26, 2010 Board meeting were approved (RN/AB);

The minutes from the August 23, 2010 Board meeting were approved (JF/JB).

**UNIT OWNER COMMENTS:**

No unit owners were present.

**November Meeting:** The Board set the November meeting for Monday, November 15th.

**MANAGER'S REPORT**

1. Paving has been completed – 90% of the contract amount has been paid. US Paving has corrected the paving defects.
2. Painting completed. 90% payment released. Working on punch list.
3. No further information re Unit 73 - bathroom vent.
4. Jack Foley is to review Hold Harmless agreement.
5. Unit owner #77 was to be advised re cherry tree replacement.
6. MDC was advised that water invoice related to hydrants was not SMVA's responsibility.
7. Electrical problems tabled to October meeting.

## **COMMITTEE REPORTS**

### **Financial:**

The Treasurer reported that through August it appears that we are running below budget if all bills are accounted for.

### **OLD BUSINESS:**

1. The Fucci application for a structural modification was presented to the Board at a special meeting held on August 23, 2010, which meeting was noticed to all unit owners.

A record of the meeting consisted of i) notes from both the Secretary and APM, ii) documents presented by the Fuccis at the meeting and iii) a September 1, 2010 letter from the Fuccis indicating agreement with the process of the Board considering the concept of an enclosed porch before proceeding to detailed architectural drawings.

A motion was made to deny the application for a structural modification to Unit 127 South Mill Drive as presented at the August 23rd Special Meeting. (JF/AP).

Discussion on the motion:

Jack Foley cited reasons for disapproval as follows: changing the exterior facade of the unit, change would not enhance the unit, concerns regarding cutting in to the existing roof of the unit and departure from the current architectural scheme of South Mill Village.

Jack Burke indicated that he also shared and agreed with Jack Foley's reasons.

Al Penland also agreed with the reasons cited by Foley and Burke.

Richard Nicholson indicated that he would vote for the motion because the proposal represented a significant departure from the current architectural look of the South Mill units.

Amy Brodeur cited concerns regarding the architecture of the South Mill units and future financial responsibility for maintenance and upkeep for the structural modifications.

Both Penland and Brodeur indicated that they had familiarized themselves with the record of the August 23rd meeting.

The motion to disapprove the application for structural modification of Unit 127 was unanimously approved.

**NEW BUSINESS:**

The issue of lawn repair was discussed. Al Penland to have meeting with General Landscaping on lawn repair and specifically crabgrass.

General Landscaping's proposal to repair lawn damage was discussed.

Motion was made and seconded to authorize the President to approve a work order, after determination of appropriateness, to repair lawn damage in a sum not to exceed \$6,380. (JF/AB) Approved – all in favor.

**ADJOURNMENT:**

At 8:47, the Board voted to adjourn the public meeting and reconvene in Executive Session to discuss the following matters (JF/RN):

- Claims re Water and Sewer usage by SMV Phase IV.

**PUBLIC SESSION**

At 9:35, the Board reconvened in public session.

The Board voted to adjourn at 9:36 PM. (RN/AP