

SOUTH MILL VILLAGE
EXECUTIVE BOARD MINUTES

March 23, 2009

ATTENDANCE: Jack Burke (via telephone), Jack Foley, Rich Nicholson, Amy Brodeur, and Chuck Hannah (APM).

The meeting was called to order at 7:06 PM.

APPROVAL OF MINUTES

The minutes of the February 23 meeting were approved. (Nicholson/Brodeur)

COMMITTEE REPORTS

Mr. Penland reported that a proposal had been received from Beebe Landscaping for fertilizing and weed control. The cost is the same as last year. Following discussion, Mr. Hannah was asked to obtain an additional quote. The matter will be considered at the April meeting.

FINANCIAL REPORT

Ms. Brodeur reviewed the current expenditures and noted that they continue to exceed the budget and income. Although no decision was made, a consensus emerged that a special assessment for snow removal is necessary.

OLD BUSINESS

Two cases of resident non-compliance with regulations were discussed. Mr. Foley and Mr. Hannah will review the association documents with a view to the Board establishing a course of action for such cases.

The Board reviewed the draft exterminator guidelines which explain owner and Association responsibility for responding to insect and rodent infestation. The Board approved the draft. (Penland/Nicholson)

A third draft of the letter to unit owners informing them of Association insurance coverage was received at the last minute. Noting improvement over the previous draft, Jack Burke and Jack Foley volunteered to work on making the document more owner-friendly.

The proposed Fazino contract for maintenance of street lights was revisited. Mr. Hannah noted that he has not received responses to his requests for proposals for cleaning lights from Fazino and General Landscape. It was the sense of the Board that Fazino should be contracted for both services if the Fazino and General proposals are comparable.