

**SOUTH MILL VILLAGE  
EXECUTIVE BOARD MINUTES  
APRIL 28, 2008**

**ATTENDANCE:** Jack Burke, Jack Foley, Al Penland, Amy Brodeur, Rich Nicholson and Chuck Hannah (APM).

The meeting was called to order at 7PM by Jack Burke.

The Minutes from the March 31<sup>st</sup> meeting were approved. (J. Burke/A. Brodeur)

Chuck Hannah advises that #63 South Mill has a problem with carpenter ants and #125 states that she hears water in her walls whenever #123 turns his outside water on. Chuck stated that he would follow up and recommended that the Board adopt a policy to deal with interior unit infestation.

**CAPITAL EXPENSES:** A walk around was done with Prime Touch, Chuck Hannah, Mike Agnew and Jack Burke. There are many repairs that must be completed prior to painting. All repairs will be supervised. Hardy board planking will be used for all units needing substantial areas of siding replaced. There are 18 Units that need significant repairs prior to painting. Repairs are planned for late June and July. Painting will begin in September.

Motion was made to approve the power washing and staining of all decks and privacy walls during the 2008 painting season, subject to approval of color. Prime Touch will be asked to provide a color sample on Rich Nicholson's deck for review and approval before the project gets underway. (J. Foley/R. Nicholson)

The street light on the corner of the Overshot cul de sac was damaged during the winter. We await the post and glass for repair.

The Board discussed having a small work shed built near the Gazebo (to the far side and back) for storage of materials/equipment that Mike Agnew will need in his work/repairs.

**REPAIRS:** The repair/replacement of the sidewalk running between 73-79 is in progress. The chimneys of the Overshot units have had a problem with loose bricks falling off. These will be repaired or replaced ASAP. There will be an inspection of all chimneys this fall.

The Board discussed having a midyear meeting with the residents to bring them up to date and the various projects that are planned and to discuss the cost implications of many of the projects requested by the unit owners, among them: sidewalk replacements, landscaping changes, installation of sprinkler systems, etc. There will

**be significant costs to each of these projects and the Executive Board feels that it is imperative that the unit owners are aware of these costs and the impact that they will have on the monthly maintenance fees. In order for the meeting to be productive APM has agreed to cost out many of these projects so that they could be presented to the unit owners. The meeting is tentatively planned for May.**

**Motion to adjourn at 9 PM. (J. Foley/A. Penland)**