

**SOUTH MILL VILLAGE ASSOCIATION, INC**

**EXECUTIVE BOARD MINUTES**

**June 27, 2011**

Attendance: Jack Burke, Jack Foley, Richard Nicholson, Amy Brodeur and Eric Schaefer (APM).

The meeting was called to order at 7:01 PM.

Unit owner Judith Richard (58 SMD) was present.

The minutes of the May meeting were approved with the addition of a reference to unit owner Gail White's request for replacement of windows and doors. (JF/RN)

Unit owner Judith Richard addressed her application of May 18, 2011 to modify the existing patio at 58 SMD and extend the patio toward the privacy fence. Board members discussed the application and determined that it was necessary to determine whether the expansion of the patio area was within the unit's limited common area.

The Board voted to approve the unit owner's plan as submitted subject to determination by the manager, after review of the official plans, that the improvements are within the limited common area. The determination to be made no later than 7/1/11. (JF/AB)

The Board deferred action on the awning for 58 SMD pending further detail to be provided by the unit owner.

**Manager's report:**

No separate report (taken up under old business)

**Financial Report:**

The treasurer reported that the budget was on target. It was further noted that the reserves would be fully funded as budgeted upon full receipt of the snow assessment.

**Old Business:**

1. Maintenance standards: The draft circulated by Al Penland was discussed. The following areas warranted further discussion: anticipated useful life of water heaters; winter minimum temperature; washer hose enforcement mechanism; testing smoke detector batteries; overloading electrical circuits. It was also suggested that the cover letter to the unit owners be revised before dissemination.

2. Fine Process Guidelines - deferred to next meeting.
3. Document Overlays - deferred.
4. Street light cleaning - manager to find window cleaning contractor.
5. FHA Condo regulations - deferred for more information.
6. Insurance Claim - meeting with affected unit owners scheduled for 6/30/11. The manager reported that he expected to receive a check later that week from GNY for \$113,896.25. The check would be net of the \$2500 deductible. In addition, certain damages (approx. \$5-6K) still needed to be included. Adjuster verbally indicated to manager that they would be approved.
7. Frost heaves - walk to be scheduled.
8. Shared expenses - deferred
9. Discussed request of unit owner Gail White (62 SMD) to replace windows and doors in her unit at her own expense. Manager to get further information from John Villanova re request.

**New Business:**

1. Unit owner meeting re winter damage discussed.
2. Establishing business operating procedures - questions raised as to scope of Board's authority to delegate decision making.
3. Garage partition at 90 SMD. Manager to inquire.
4. The Board discussed letters from unit owners Burgess and Fucci and deferred for further information.
5. The replacement of trees in the rear 118 SMD would be done in the fall.

At 9:44 PM the Board went into executive session. (JF/JB)

At 10:15 the Board reconvened in regular session.

The Board adjourned at 10:16 PM (JF/RN)