

**SOUTH MILL VILLAGE
EXECUTIVE BOARD MEETING
JUNE 1, 2009**

ATTENDENCE:

Jack Burke, Jack Foley, Rich Nicholson, Amy Brodeur and Al Penland, Chuck Hannah was not able to be in attendance due to the change in date of the meeting. Pam Bowman of Prime Touch attended a portion of the meeting as a guest presenter.

The meeting was called to order at 7:05 PM.

The Minutes from the April 27th Meeting were approved with suggested changes.

Painting and Building Preparation:

Pam Bowman Regional Manager of Prime Touch, discussed overall building repairs/painting philosophy and options with the Executive Board. This was done at the request of the Executive Board in view of the extensive work that was done in some of the units painted last year. Prior to the meeting, Pam Bowman and Jack Burke walked the next cul-de-sac to be painted (115-137 in 2010) to get a sense of the extent and options for preparing the units to be painted. Prime Touch was asked to prepare a formal estimate of the nature of the repairs needed and the various options and cost of these repair options. This was requested to be completed prior to the August budget preparation cycle.

FINANCIAL REPORT:

The update on the budget was delivered by Amy Brodeur. Aside from the snow removal budget line, most other lines are tracking at near or close to budget. The snow assessment charge is expected to bring that budget line into balance. There is some concern that the building maintenance budget line is trending upward and needs to be closely monitored by APM, particularly as it pertains to non- critical unit repairs. APM will be asked to exercise greater degree of oversight in this spending area.

RULES REVIEW:

The Board has determined that the current rules need to be reviewed. The current rules were circulated to all of the unit owners with a request for feedback. Some feedback has already been received from the community, more is expected. The sub-committee will review the feedback and make recommendations to the full Executive Board within the next 60 days. The report from the sub-committee will also contain recommendations regarding the methodology for enforcement of the rules and lay out a hearing process to be followed if there are continued violations of the rules. The rules, as revised, and the enforcement process will be distributed to all unit owners upon completion.

The meeting was adjourned at 9:15 PM. (J. Burke/R. Nicholson)