

# **SOUTH MILL VILLAGE ASSOCIATION, INC**

## **EXECUTIVE BOARD MINUTES**

**August 22, 2011**

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

The meeting was called to order at 7:03 PM.

No unit owners were present.

The minutes of the July meeting were approved as modified. (AB/AP)

### **Manager's report:**

The Manager discussed the winter damage insurance claim. The Association to date has received a total of \$138,710.22 from its insurance carrier for damage to units caused by the severe winter storms of 2011.

### **Financial Report:**

The treasurer reported that with the removal of extraordinary expenses and income (insurance claim) the budget was tracking close to projection. All amounts for painting and siding replacement have been paid.

### **Old Business:**

1. Maintenance standards: The Board discussed changes to the draft maintenance standards. The language pertaining to water heaters would be discussed further at the September meeting. Changes to the winter heat policy were made to the draft.
2. Fine process - deferred
3. Document overlays - deferred
4. Street light cleaning - deferred
5. Insurance claim - the manager discussed the reasons that F&N was not used as the general contractor for the insurance repairs pertaining to winter storm damage.
6. Frost heaves - deferred
7. Welcome letters - deferred

8. Shared common expenses - deferred
9. Internal business operating procedures - deferred
10. Unit Owner Information Form - detail of when u/o information received - new form needed for next meeting
11. Mailbox upkeep - mailboxes to be painted

**New Business:** None

**New Issues:**

1. 145 SMD - drainage issue discussed - more information needed - deferred
2. 127 SMD - slider replacement to be completed once parts have been received
3. 62 SMD - new window approved to replace window has failed
4. 157 SMD - seeding deferred until spring
5. 11 SMD - slider problems to be investigated by APM
6. 95 SMD - hold harmless agreement received - work to proceed
7. 87 SMD - two windows to be replaced
8. 153 SMD - tenant parking violation - hearing to be scheduled for September meeting

At 9:17 PM the Board went into executive session. (AP/AB)

At 10:32 PM the Board reconvened in regular session.

The Board adjourned at 10:33 PM (RN/AP)