

**SOUTH MILL VILLAGE  
EXECUTIVE BOARD MEETING  
APRIL 27, 2009**

**ATTENDANCE:** Jack Burke, Jack Foley, Amy Brodeur, Rich Nicholson and Chuck Hannah from APM. Al Penland had an excused absence as he was out of town on business.

The Meeting was called to order at 7:05 P.M.

The March Minutes were approved as written. (A. Brodeur/R. Nicholson)

**WELCOME LETTERS:**

The Board agrees that "Welcome Letters" should be sent to any new owners. APM will provide the Board with the names and addresses of new residents.

**LANDSCAPING:**

The spring clean up is being completed, and as discussed at previous meeting the Board discussed getting two estimates for fertilization. APM obtained two competitive estimates and after review with the landscape chairperson recommended to the Executive Board that the contract be awarded to Beebe for the 2009 calendar year with an option to renew for (3) years at the same rate. Beebe was the contractor for the 2008 calendar year

**FINANCIALS:**

As a consequence of the significant snow removal and roof damage mitigation this past winter season the operating budget is overspent by \$ 31,766 on the snow removal budget line. After significant discussion and careful deliberation of the alternatives, the Executive Board voted to levy snow assessment to bring the snow line of the operating budget back into balance. The assessment per unit is \$360 and can be paid over (3) installments of \$120 each and should be included with beginning with the June fee payment. (J. Foley/R. Nicholson)

**OLD BUSINESS:**

Following a discussion regarding alleged blasting damage to several units, including Unit 108, the Board moved to accept the April 20, 2009 position document prepared by Messer's Nicholson and Foley as presented. Letters to the Scalf's in unit 108 and to other impacted unit owners were authorized declining payment of any alleged blasting damage and outlining the April 20 2009 position paper rationale (J. Burke/J. Foley)

**PAINTING SCHEDULE:**

The Board discussed the painting plan for South Mill Village. The decks and privacy screens are on a 3-year cycle which means they would be repainted in 2011. It is anticipated there might be pre-painting maintenance required on some of the next units to

be painted (last year the association spent \$85,000 on building maintenance prior to painting the last phase.). The Association has asked Pam Bowman, the regional representative for Prime Touch to complete a preliminary inspection of the next phase to be painted (115-137) and to meet with the Executive Board and set forth the criteria Prime Touch uses for determining how much pre-work is necessary and to differentiate repair Vs replacement.

**WORK ORDERS:**

The request for a window work for unit 128 was declined.

The request for a tree replacement for unit 127 is pending as the Board awaits additional information.

**PAYMENT FOR MDC WATER BILLS:**

It has come to our attention that there is a discrepancy as to how the billing for water to the South Mill Village complex, Phase I, II, III ( our Association) and Phase IV have been handled by the MDC. An investigation is currently underway aimed at resolving the discrepancies.

**RULES ENFORCMENT:** There have been numerous complaints regarding dogs, illegally parked trucks, trash barrels being kept outside and other rules violations. A sub-committee has been established to review the current rules, as they exist. The current rules have been published to the community with a request to provide feedback to the Executive Board. Part of the review by the sub-committee will be on the current enforcement process and changes may be recommended to the Executive Board. Once the entire review process has been completed and accepted by the Executive Board, the revisions to the rules and the enforcement policy will be published to the community.

**MOTION TO ADJOURN:** Motion was made to adjourn the meeting at 9:15. (R. Nicholson/J.Foley)