

**SOUTH MILL VILLAGE ASSOCIATION,INC
EXECUTIVE BOARD MEETING
AUGUST 24, 2009**

ATTENDANCE: Jack Burke, Jack Foley, Al Penland, Rich Nicholson and Chuck Hannah, Amy Brodeur had an excused absence.

The meeting was called to order at 7:00 PM.

The minutes from the July 20, 2009 meeting were reviewed and approved. (A. Penland/J.Foley)

FINANCIALS/BUDGET:

Amy Brodeur was not able to attend the meeting, but provided the updated 2009 Budget forecast with the latest information available through July. The forecast variance of expenses in excess of revenues is projected to be (\$ 6, 270), which is better than last month by \$1393. The difference was due to lower expenditures in building Maintenance, grounds maintenance and a lower water bill.

RULES And ENFORCEMENT PROCESS:

The sub-committee reported on the progress being made in revising and refining the existing rules. There continues to be meaningful discussion and the expectation is that the Rules will be submitted for approval by the entire Executive Board during the September meeting. It is the intent to then circulate the adopted Rules to the entire Community before they become effective. Sub Committee works continues on refining the procedures for enforcing the Rules.

OPEN WORK ORDERS:

There were a number of open work orders on which APM provide information and sought direction by the Executive Board.

- Request to have realty sign removed from the bottom of South Mill Dr.
- Request to install sitting park benches at the foot of South Mill Dr.
- Request to have overhanging branches trimmed from various units.
- Request to have a gas fireplace insert installed.

The Executive Board provided their guidance to APM and asked APM to communicate with the affected unit owners.

In connection with trimming low overhanging tree limbs from around many units APM was to obtain competitive quotes and handle the task as a project.

2010 BUDGET:

The Executive Board discussed the steps it would be taking as it prepared the 2010 Budget. The Executive Board remains cognizant of the need to effectively manage a Budget and provide essential services to its residents. Preliminary budget scenarios will be presented during the September meeting.

ANNUAL MEETING:

The Executive Board discussed previously having a meeting for the unit owners prior to the Annual Meeting to discuss a number of topics including the revised rules and enforcement process and the reserve study. After careful deliberation it was decided that these topics would more appropriately be handled during the Annual Meeting.

The next Board Meeting will be September 28, 2009.

Motion to adjourn at 10:10 PM. (J. Burke/A. Penland)