

SOUTH MILL VILLAGE ASSOCIATION, INC

EXECUTIVE BOARD MINUTES

FEBRUARY 28, 2011

Attendance: Jack Burke (by teleconference), Jack Foley, Richard Nicholson, Al Penland, and Rhonda Swenson (APM).

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

The minutes of the January meeting were approved. (AP/JF)

No unit owners were in attendance

Calendar: It was suggested that the Calendar include filings with the Secretary of the State.

Manager's report: Deferred

Financial Report:

1. The issue of the cost of snow removal and the possibility of a special assessment were discussed. Further information was needed and was to be provided by APM.
2. Questions were raised regarding damage caused by snow and ice accumulation on unit roofs. APM was in the process of putting our insurance carrier on notice as to damage claims.

Old Business:

1. Proposed Maintenance Standards were discussed. Board was to review and provide feedback to Al Penland. It was also suggested that counsel review and address process before finalizing. After review the standards would be sent to unit owners for comment.
2. Warning and fine process deferred
3. Finalization of reserve study. The following were identified as items that needed to be addressed in the reserve study: landscaping renewal, unit lighting, doors and windows, garage doors. The Board discussed the distinction between annual/biennial items and long term items.
4. AT&T Damages: letters were sent.
5. Snow removal contract with General Landscaping deferred in absence of manager.

6. Document overlays on changes to the CIOA discussed.

New Business:

1. Painting: need to sign contracts; bid for repairs
2. Street lights: 2 contracts currently; look to APM to maintain.
3. FHA discussion deferred; APM to provide further information.
4. Snow/Ice damming - still determining extent of damage.
5. Gutter repairs: further info needed.
6. Pavement sinking: further assessment needed by APM.
7. Welcome letter: input from Board needed.
8. Radon remediation: manager approved; questions as to whether structural alteration.
In the future manager should bring to Board.

Board moved to Executive Session at 8:29 P.M. (JB/AP)

Board reconvened in regular session at 9:08 P.M. Adjourned at 9:09 (RN/JF)