

**SOUTH MILL VILLAGE
EXECUTIVE BOARD MINUTES
SEPTEMBER 22, 2008**

ATTENDANCE: Jack Burke, Jack Foley, Al Penland, Rich Nicholson, Amy Brodeur, and Chuck Hannah from APM.

The meeting was called to order at 7 PM.

The minutes from the August 25th meeting were approved. J Foley abstained.
(J. Burke/R. Nicholson)

LANDSCAPING: Jeff Pell, President of General Landscaping, has submitted landscaping contracts for Board approval. The contract language is basically the same as previous years with a 7% increase over the life of the three-year contract period 2009 and 2010 and a discretionary 2011-year. There is an option for General Landscaping to increase the cost for the third year (2011) based on escalating fuel costs.

A motion was made to designate the President to sign a two-year contract with the option to extend the contract to three years at an annual cost of \$65,357 per year. (A. Penland/J. Foley)

SNOW CONTRACT: Jeff Pell, President of General Landscaping, has submitted snow removal contracts for Board approval. The contract language is basically the same as previous years with a 7% increase over the life of the three-year contract period 2009 and 2010 and a discretionary 2011-year. There is an option for General Landscaping to increase the cost for the third year (2011) based on escalating fuel costs. The contract also contains an option for General to use an alternative material for sanding called Magic Salt. The solution is more effective, environmentally safe and will cut down on the amount of residual sand that builds up on roads, sidewalks and unit owner garages. The Executive Board felt that the alternative material was an effective/efficient alternative to sand

A Motion was made to accept the snow removal contract with General Landscaping for the 2008/2009 seasons with an option for the third year. The Board will exercise the Magic Salt Option. (J. Foley/R. Nicholson)

SIDEWALKS: At the request of APM as authorized by the Executive Board, Dondero Cement has submitted contracts to install new sidewalks for units 39-41, 49-51, and 73-79 at a cost of \$9,536. The sidewalks have been deteriorating over the past several years and were in need of replacement. Following discussion a Motion to approve the replacements was made. (J. Foley/A. Brodeur)

TREE TRIMMING: The white pine trees along the right side of Overshot Drive are trimmed annually as part of the standard landscape contract with General Landscaping. An request from a unit owner to cut the entire line of white pines down beyond the standard cutting so that their site line of the Hartford skyline would not be impeded was discussed with General. It was their opinion that cutting the trees back more than the one and one half foot per year would significantly threaten their health and eventually cause their demise.

Following a general discussion by the Executive Board it was decided that the trees will be trimmed no more than a foot and a half as per the contract. Excessive trimming will endanger the trees.

CHIMNEY PROBLEM: Chuck Hannah received a letter from unit owner at 19 Overshot stating that his chimney has a water leak, which needs to be repaired. APM has already requested estimates from other unit owners in the Overshot cul-de-sac with similar problems. The Executive Board has authorized APM to determine the overall cost of repairs to chimneys in the Overshot cul-de-sac with problems. The Executive Board will consider the costs at a subsequent meeting.

ASSOCIATION INSURANCE COVERAGE: The package of Insurance coverages expires on 12/29/08. Chuck Hannah will contact the appropriate insurance brokerages for estimates for the upcoming year. It was requested that an agent attend the next meeting to explain their proposals and answer questions the members of the Executive Board.

PAVING: The driveways for units 115-131 will be evaluated for the need to be paved and or repaired depending on the conditions found. APM will identify contractors with the thought that any work necessary might be undertaken in the spring or summer of 2009.

CORPORATE RESOLUTION:

The Executive Board authorized the President and the Secretary to execute a document entitled CORPORATE RESOLUTIONS FOR CORPORATE ACCOUNT for the purpose of establishing a cash and Securities account with Smith Barney. Motion A. Brodeur/A Penland

UPCOMING MEETINGS

The October and November meetings are scheduled as follows: October 27th and November 17th.

ANNUAL MEETING

The Annual Meeting with election of officers will be held on December 2nd at the Columbia Daskim Lodge.

Motion to adjourn at 9:55 P.M. (J. Burke/A. Penland)