

**MILLSTONE VILLAGE II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 25, 2006**

M I N U T E S

CALL TO ORDER: 7:05 PM.

ROLL CALL: Jason Staly, President; Mike Sarno and Ray Price, Directors; Norman Desrochers, Association Manager.

PREVIOUS MEETING MINUTES:

The Minutes of the September 27, 2006 meeting were accepted as written.

BANK LOAN:

The Board reviewed a summary of YTD Capital Replacement Expenses and bank loan activity. Thus far, capital expenses total \$205,915.10, of which \$176,666.22 has been reimbursed through the line of credit.

EXTERIOR REPAIRS AND PAINTING:

Management reported that Mobley Construction has finished replacing the kick plates that were included in this year's repair list. However, because pressure treated wood was used and the wood needs a period of time to dry, the kick plates cannot be painted until the spring. Management also reported that the maintenance crew is currently in the process of repairing utility sheds. In discussing plans for 2007, the Board asked Management to see if the contractor could provide a contract price to perform the repairs.

IRRIGATION SYSTEM:

Management reported that the system has been shut down and winterized.

LANDSCAPING IMPROVEMENTS:

Management reported that TruGreen over seeded selected areas of the property and loamed and seeded the area adjacent to the pool house, in accordance with a proposal that had been accepted by the Board. A soil test was also done. Results not yet available.

INTERIOR REPAIRS OF ROOF LEAKS:

Management reported that it is still in the process of trying to schedule appointments with unit owners to evaluate interior damage from roof leaks and provide estimates for repair.

UNIT 223 GARAGE CONVERSION:

Management reported that the unit was recently sold. Management has spoken with the new owner and advised her of the Association's policy that the door needs to be kept closed when not in use.

UNIT 211 BROKEN WINDOW:

Management reported that the window pane has still not been replaced, and no reply to any of Management's letters has been made by the unit owner. The Board asked Management to send a certified letter to the owner to attempt to resolve the situation. As of this date, \$675 in fines have been assessed.

UNIT 225 VEHICLES:

After review of a letter from the unit owner, the Board agreed to allow his tenants to park on of their three vehicles in the visitor parking area next to the pool, with the stipulation that they provide detailed descriptions of the vehicles, that no other cars are parked in the road by them or their guests, and previously assessed fines totaling \$100 must be paid.

AMENDED RULES:

The Board discussed a draft of the amended rules that was provided by Management. Some changes were made to the draft. Management will distribute an updated draft for the next meeting.

LANDSCAPING:

The Board reviewed a proposal from P&L Landscaping to provide landscaping services in 2007. Although the bid was structured differently from the current contract with TruGreen, the pricing is similar. Management advised the Board that it has contacted several other companies, and more proposals are anticipated.

ROAD SURFACE:

The Board discussed proposals to seal cracks in the pavement and patch other damaged locations in the road. However, a decision was tabled until spring.

UNIT 251 WINDOW:

There is a window in the back of the condo that was apparently replaced without authorization. The window differs in color or design with the other windows. Management will send a letter to the unit owner and inform her that the window needs to be replaced with a conforming window within 30 days of the date of the letter.

2007 BUDGET:

The Board reviewed an analysis of 2006 estimated income and expenses that was provided by Management. A surplus of about \$27,000 is estimated in the Operating Account. Next month, Management will draft a proposed budget for 2007.

Adjourned: 9:35 PM.