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TERRACE VILLAGE MAINTENANCE CORPORATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
January 25, 2011

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The meeting began at 6:30pm. The following Board Members were present: Steven Barrette (Chair) and Grant Smith. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Sara/Unit 30 and Nadav/Unit 18.

HOMEOWNERS CONCERNS: Nadav/Unit 18 mentioned lights out and the window repairs for his unit. Sara/Unit 30 requested agenda posted prior to the meeting, building needs better maintenance.

The following two items passed as part of the Consent Agenda.

FINANCIAL STATEMENTS for the period ending 12/31/10 were accepted as submitted. [FINS]

MINUTES of BOARD MEETINGS held 10/12/10 were approved as recorded. [MINS]

The prior two items were passed unanimously as part of the Consent Agenda on a motion by Grant.

2011 BUDGET: A motion by Grant passed to accept the budget with no monthly assessment increase. [BUDG]

RESERVE STUDY update is due. [RESV]

GARAGE GATE: Unit 14 reported the gate is noisy and needs to be adjusted for quieter operation. [GATE]

LIGHT BULB REPLACEMENT: Gus will be hired on a weekly basis to replace burnt out bulbs on the property. [LGHT]

UNIT 17 BEDROOM/LIVING ROOM WET: All repairs were completed. [1147]

The meeting adjourned at 7:15pm.

/s/ Al Simonelli

/s/ Board

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Recorded by

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Approved by

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