

**Board Meeting
Weathersfield Service Group VI
January 16, 2009**

Board Members present: Bob Kelley, John McLaughlin, Doris Flexner, Ken Benjamin, and Bill Churchill.
Treasurer: Charlie Yohn and Secretary: Ann Coplin. Absent: HRW

Meeting was called to order at 9:00 AM and was adjourned at 12:30 PM.

	The minutes from the December meeting were unanimously approved.
	<p>Treasurers Report: Bob Kelley and Charlie Yohn</p> <ul style="list-style-type: none"> • After a review of the year-end balance sheet Bob indicated that we are in a very good financial position.
	<p>Utilities Committee: John McLaughlin</p> <ul style="list-style-type: none"> • The valve on the common water meter in the close housing unit #508 has been taken care of. • A homeowner noticed extra garbage being deposited by their garage on pick-up day. This has happened twice. If it occurs again an effort to identify the person by sorting through their garbage will be undertaken. • The disposal of garbage and recycling has been inconsistent. Christmas trees were not picked up as expected. Some recycling items were left behind. John will follow up with the provider.
	<p>Lot Appearance and Grounds Maintenance: Doris Flexner</p> <ul style="list-style-type: none"> • The deep pruning will begin the first week of February. A letter will be sent to all homeowners explaining the need to do this, as well as describing the scope of the work. Should anyone have questions they are encouraged to contact Doris. • A motion was made, seconded, and approved unanimously to take the \$11,000 for the deep pruning from the reserves. • A recommendation was made by John to create and distribute a general schedule outlining the calendar for landscape maintenance, so that homeowners will have clear expectations.
	<p>Building and Street Maintenance – Ken Benjamin</p> <ul style="list-style-type: none"> • As a follow-up to the suggestion that garage roofs might need to be replaced, Ken said that since the garages are not heated, the shingles should last much longer. • Bob suggested that an assessment be conducted about the need to replace fading shutters, light fixtures and other external embellishments throughout the community. There was some discussion as to whether painting/repairing or replacing was more economical. In a similar discussion the front porch railings need to be inventoried and the status of condition documented. • Ken expressed some disappointment with sloppy work and high costs associated with Eagle Hawk. • Ken reported that problems with HRW’s handling of repair requests have adversely impacted the goal to handle our homeowner’s needs in a prompt manner. Several examples were shared with the board. • A request from a buyer’s agent to caulk around windows as a condition of sale was denied by Ken. A subsequent request to provide a letter guaranteeing that the association will be responsible for any future problems resulting from the missing caulk was denied.

	<p>Architectural Committee – Ken Benjamin</p> <ul style="list-style-type: none"> • The committee received a plan from Joe Muncy at 520 Swim and Croquet to build a new deck. Ken presented the recommendation to the board for approval. The motion to allow the construction was made, seconded and passed unanimously. • Ann asked Ken if he would provide information for the Ready Reference Manual about the process and criteria used to approve requests to the architectural committee.
	<p>Insurance:</p> <ul style="list-style-type: none"> • The current policy is up for renewal in April. The management company needs to be involved in the negotiation.
	<p>Management Report: HRW</p> <ul style="list-style-type: none"> • No one from HRW attended the meeting.
	<p>Presidents Report: Bob Kelley</p> <ul style="list-style-type: none"> • Berkeley Property Management, represented by owners Tony Smith and Scott Wojnovich presented an overview of their services followed by a Q&A. • After a full board discussion a motion was made, seconded, and unanimously approved to engage Berkeley Property Management for one year, with Bob Kelley given discretion to negotiate a contract, including timing and escape clause. • Other agenda items were postponed until next month, in light of the length of the meeting.
	<p>Unfinished Business:</p> <ul style="list-style-type: none"> • John and Bill suggested that: <ul style="list-style-type: none"> ○ Block captains already assigned by Fearrington Homeowners Association be responsible for a one time distribution of the new covenants and other documents applicable to home ownership and Association responsibilities. ○ Individual Board members should make personal visits to new homeowners to deliver the covenants and other appropriate documents about Weathersfield. Each Board member would be responsible for his or her own close and one other area as assigned by the president. • Ann asked the board to agree to a March deadline for suggested revisions to the <u>Ready Reference Manual</u>. The board accepted the March timeline.
	<p>New Business: Bob Kelley</p> <ul style="list-style-type: none"> • Another document was filed with Chatham County correcting a clerical error regarding the word <i>page</i> when it should have been <i>book</i> on the original Covenant filing. • The next board meeting is February 13, 2009.

Respectfully submitted,
Ann Coplin

5/26/2009 1:40 PM