

**Board Meeting Minutes
Weathersfield Service Group VI
February 13, 2009**

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

Meeting was called to order at 9:00 AM and was adjourned at 11:04 AM.

	The minutes from the January meeting were unanimously approved.
	<p>Treasurers Report: Charlie Yohn</p> <ul style="list-style-type: none"> • As part of the set-up for Berkeley Property Management, a new account was established at Sun Trust and \$5,000.00 was transferred. • The negative balance of \$4,000 in <i>Accounts Payable</i> will be corrected in February's report by a corresponding transfer of \$4000 from operating cash to reserve cash. • \$2,415 in <i>Assessments Receivable</i> represents delayed payments from 12 homeowners which, for the most part, are due to delays on the part of HRW in depositing their checks in a timely fashion. Many have reported that their checks are not being deposited for as long as 4–5 weeks. Bob and Charlie will research this problem.
	<p>Utilities Committee: John McLaughlin</p> <ul style="list-style-type: none"> • A discussion took place regarding the recycling process.
	<p>Lot Appearance and Grounds Maintenance: Doris Flexner</p> <ul style="list-style-type: none"> • The deep pruning is almost done. Shrubbery will be replaced at units 525-526. • Regular pruning will begin in April after the last frost. • A chemical free solution to slow the rapid growth of plants will be administered in some areas. • Because deer continue to be a problem, a deterrent will be sprayed in some areas.
	<p>Building and Street Maintenance – Ken Benjamin</p> <ul style="list-style-type: none"> • Normal calls to HRW for repair and maintenance will be suspended until March 1, 2009 when Berkeley takes over, unless there is an urgent situation. • Bob asked Ken to follow up to ensure the problem with squirrels at 595 C has been resolved.
	<p>Architectural Committee – Ken Benjamin</p> <ul style="list-style-type: none"> • The committee received a request from the Davenportes at 596 F 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.
	<p>Insurance:</p> <ul style="list-style-type: none"> • A copy of the current policy was provided to Tony Smith at Berkeley Property Management. With the renewal scheduled for April, 2009 it is anticipated that Tony will solicit bids from several competing companies for the board's review.
	<p>Nominating:</p> <ul style="list-style-type: none"> • Ken, Bob and Bill's terms end this year. Bob asked that anyone interested in running again let him know.
	<p>Management Report: HRW</p> <ul style="list-style-type: none"> • HRW was excused from attending the meeting.

	<p>Presidents Report: Bob Kelley</p> <ul style="list-style-type: none"> • A motion to formally approve the new contract with Berkeley Property Management was made, seconded and unanimously approved. • Berkeley Property Management offered to discount the 2009 management fee by 6%, if they were paid up-front in total. The savings would be \$900.00 to Weathersfield Homeowners Association. Considerable discussion took place on this topic. Then a formal motion was made to pay Berkeley their 2009 fees up front and take advantage of the 6% discount. The motion passed with a 3 to 2 vote. Bob, Doris and Bill approved. Ken and John declined. • Bob reviewed a list of items involving HRW that were needed in order to complete the transfer to Berkeley. <ul style="list-style-type: none"> ○ Auto drafts must be completely furnished to Berkeley ○ The name of the RBC bank contact is required as a CD is due to mature in March. ○ Tax data must be provided to Bob so he can retain the prior tax accountants to prepare the return. ○ A check must be drawn to pay Berkeley's annual fee as agreed to above. ○ Resolution is needed regarding the 12 homeowners who "appear" delinquent on their monthly dues. • Board members have been forced to deal with the day to day management of Weathersfield due to the poor performance of HRW. Bob said that this will change when Berkeley takes over and the Board will focus more on strategy and allow Berkeley to do their job. This might be a difficult transition for some Board members who have really stepped-up during these challenging times with HRW, but it is essential to our future success that it happens. • As of March 1, 2009 homeowners are to call Berkeley directly, not a Board member, regarding exterior repair and maintenance issues as well as landscaping. • Bob opened a discussion regarding alternative communication channels for the community by saying that a homeowner suggested a preference for receiving future copies of the minutes, financial reports, and Fielder's Choice via e-mail. John was asked and he agreed to look into the possibility of creating a distribution list of those homeowners who have e-mail and desire to receive communication via e-mail. A further discussion will take place once John has collected the data. • Further discussions occurred about establishing a web site for the Weathersfield Community. The Board agreed that this was not something they wanted to pursue at this time. • Bob reiterated that any homeowner may request a copy of the Covenants and/or Bylaws from Ann Coplin, Board secretary who can be contacted at acoplin@nc.rr.com or (919) 542-4023.
	<p>Unfinished Business:</p> <ul style="list-style-type: none"> • Ann distributed and reviewed the 2009 Pending Action Items.
	<p>New Business: Bob Kelley</p> <ul style="list-style-type: none"> • Ken moved that we "investigate the possible replacement of Valley Crest as our landscaping service provider", citing a number of reasons. Bob said that the current contract is up for renewal in November of 2009. After some discussion the board agreed to table the discussion for a later date. • The next board meeting is March 20, 2009.