

**Board Meeting Minutes
Weathersfield Service Group VI
March 20, 2009**

Board Members present: Bob Kelley, John McLaughlin, Doris Flexner, Ken Benjamin, and Bill Churchill.
Treasurer: Charlie Yohn and Secretary: Ann Coplin; Property Manager: Tony Smith

Meeting was called to order at 9:00 AM and was adjourned at 11:50 AM.

	The minutes from the February meeting were unanimously approved.
	<p>Treasurers Report: Charlie Yohn</p> <ul style="list-style-type: none"> • The Association bank account has been moved to Harrington Bank. This change was made due to problems with SunTrust keeping their commitment to set up the automatic draft for homeowner's dues in a timely manner. Berkeley was instrumental in securing the services of Harrington Bank auto-draft at no cost to the Association. • There has been significant progress in solving the unresolved past due assessments with only about \$1400.00 left to account for. • Association federal taxes have been filed with a payment due of \$858.00. There were no state taxes. • HRW turned over past maintenance bills as part of the transition to Berkeley. • When the next CD matures it will be reinvested in a cash account so that it will be accessible for potential planned maintenance. • Berkeley's annual fee has been paid in full.
	<p>Utilities Committee: John McLaughlin</p> <ul style="list-style-type: none"> • Nothing to report.
	<p>Lot Appearance and Grounds Maintenance: Doris Flexner</p> <ul style="list-style-type: none"> • Shrubbery is still being replaced as planned.
	<p>Building and Street Maintenance – Ken Benjamin</p> <ul style="list-style-type: none"> • A roof inspection with minor maintenance and pine straw removal is underway. • A suggestion to create a deck at the Weathersfield Grove was discussed. Further discussion may take place when more specific plans are presented to the Board. • Sealing of select areas of pavement is needed. Suggestion was made to do this in collaboration with FHA since they have similar work underway. • Work orders are being loaded into a data base by Charlie so that costs and trends can be reviewed. • A motion was made, seconded, and approved by all Board members authorizing the installation of a rainwater diverter strip on garages that do not currently have one. This will only be done when a homeowner specifically requests it. • Several specific homeowner maintenance issues were discussed.
	<p>Architectural Committee – Ken Benjamin</p> <ul style="list-style-type: none"> • The decks being built are of high quality and meet Association guidelines. • The Board approved construction of a deck at unit 570 following the recommendation of the Architectural Control Committee.
	<p>Insurance:</p> <ul style="list-style-type: none"> • In collaboration with Berkeley several new bids have been received for the Association insurance policy. Possible savings are nearly \$3,000.00.
	<p>Nominating:</p> <ul style="list-style-type: none"> • Bob reminded the Board members whose terms ends this year that he needs to hear from them regarding their interest in further service.

	Management Report: Berkeley <ul style="list-style-type: none">• Twenty work orders were received and processed by Berkeley in the first month.
	Unfinished Business: <ul style="list-style-type: none">• Ann distributed and reviewed the 2009 Pending Action Items.
	New Business: Bob Kelley <ul style="list-style-type: none">• A letter to one of our homeowners was prepared by Berkeley at the request of Bob Kelley concerning a violation of the Association rule regarding pets. The Board unanimously approved sending the letter as written. A suggestion was also made that the County animal control can be used for enforcement purposes as well.• The owner of unit 562 was given approval to lease their townhome from mid April to mid November.• The next board meeting is April 24, 2009.

Respectfully submitted, Ann Coplin

12/13/2009 10:54 AM