

WSG Meeting Minutes - September 11, 2009

- Meeting called to order at 9AM by President Bob Kelley. A moment of silence was observed to remember those who died in the attack on the US on 9/11/2001. In attendance: Board members Kelley, Flexner, McLaughlin and Benjamin, Treasurer Yohn, Berkeley reps Tony Smith and Peggy Akers, Weathersfield residents Barbara Alotis and Jim Ott. Board member Bill Churchill and Secretary Gene Stunck were absent.
- The minutes of the June 19, 2009 meeting were approved.
- Bob Kelley briefly reviewed the items to be included in the homeowners' annual meeting notice package to be mailed prior to the meeting. Board members Benjamin and Churchill have agreed to continue for another term. Resident Diane Krome has volunteered to serve as a director, replacing Bob Kelley who is retiring.
- Charlie Yohn presented the WSG financial status through August 31, and a proposed 2010 budget. Our spending is expected to be under the 2009 budgeted numbers at year end.
- Doris Flexner and Berkeley presented the complete bids for the 2010 landscaping contract. Bids were received from three companies. As the bids were received just prior to the meeting, Doris will review them, and with Berkeley input, make a recommendation to the Board for approval shortly. The 2010 budget will be adjusted accordingly. Jim Ott was given the opportunity to comment on the contractors under consideration.
- Following a short recess, the board began a discussion regarding the need for an updated residents manual to replace the currently unused, obsolete Ready Reference Manual with a new document reflecting board policies based on WSG covenant mandates. The first focus area is landscaping. Resident Ann Coplin presented the current covenant definition of owner and WSG responsibilities and the current RR manual ground maintenance statements. After discussion, the Board agreed to make a concerted effort to establish a sound and clear set of ground rules for landscaping with a view toward approving and presenting them at the November annual meeting. Bob Kelley and Doris Flexner will begin the process, with a special meeting called in the next two weeks for full board participation.

- A minor change in the WSG Bylaws legal document was made at the November 1, 2007, annual meeting to remove a reference to a previous WSG management company. The Board inadvertently failed to certify the owners' approval at that time. The omission was corrected by signing the certifying document at today's meeting.
- John McLaughlin presented the new trash contract signed with First Choice Disposal. There was general agreement that the new contractor is doing a good job. Berkeley was asked to request the contractor to slow down on our roads. There was some discussion on the proposed sewage fee proposed by Fitch Creations. No action taken.
- Ken Benjamin reported on 1.) water drainage at the 508 -513 close. No action taken. 2.) back door and interior water damage at unit 573. The board approved HOA payment for up to \$250 to repair the damage.
- Berkeley provided its management report, and its rationale for an increase in management fees for 2010. 122 work orders have been processed since March 1.
- The board then excused Berkeley, and entered into discussion of Berkeley's performance and the new landscaping bids. No action taken.
- Meeting adjourned at 11:30 AM.

Respectfully submitted,

Bob Kelley