

## WEATHERSFIELD SERVICE GROUP VI

### BOARD MEETING MINUTES - January 20, 2012

- President Warren Ort called the meeting to order at 9:00. Present: Directors Rik Gervais, Alan Levine, Abby Kessler and Bob Kelley. Peggy Akers and Tony Smith of Berkeley also attended.
- The Board formally approved the minutes of the November 5th annual homeowners' meeting, and the minutes of the Board of Directors meeting immediately following.
- The Board formally approved the minutes of the January 2, 2012 meeting where a three year contract with Berkeley was approved.
- Treasurer's Report: Bob Kelley reported overall expenditures for 2011 were under the 2011 budget by about \$2,300, bringing our retained operating reserves to almost \$20,000, a good position for any unforeseen expenses arising in 2012. Alan Levine asked for some changes in the balance sheet reporting. Bob Kelley will work with Alan and Berkeley to resolve any issues.
- Committee Reports:
  - Grounds Maintenance and Lot Appearance Committees: Abby Kessler. Planned plantings from last fall are not quite yet complete. Quotes have been received for removing limbs near roofs in the community. An expenditure of \$1,200 for this work was approved. Another quote for \$3,500 was received for trimming and managing trees in front of the closes. The Board approved spending half of this amount at this time; the remainder to await a later time in the year. Berkeley was asked to notify owners when new plantings are installed and ask owners to water their new plants. Berkeley will prepare a handout. Berkeley was also asked to check on water usage of the drip system installed at close 564-569. All agreed that drip systems are needed to protect the HOA's investment in new lawns and plants. Rik Gervais agreed to check drainage concerns with owners at units 586-587.
  - Building & Street Maintenance and Architectural Committee Warren Ort. The screened porches covenant change failed to gain the necessary 3/4 owners' approval by the Board's December 31st extension period. The board voted to discontinue any further activity. Warren thanked the committee for their work. The committee requested approval for a deck at unit 528, and Board so approved.
  - Insurance, Nominating and Utilities Committees - nothing to report. Berkeley will arrange a meeting to introduce the Weathersfield insurer to Alan Levine, Insurance Committee head

- Utilities Committee - Rik Gervais There was discussion regarding drainage and water usage and the relationship between landscaping and utility concerns; e.g., mulch getting in drain systems. Rik's committee will be surveying the community with respect to drainage and erosion.

- Nominating Committee - Warren Ort. Nothing to report.

● Managers Report: Most issues were covered in committee reports. The roofing project at the 582-593 and 594 closes is complete. All agreed that the contractor, RoofWerks, did an outstanding job.

● Other Business:

Bob Kelley asked that a bid be obtained for removing pine straw from unit roofs, providing a list of the ones needing attention. Berkeley to pursue this.

There was discussion of community relations and different avenues for board-resident communication. President Warren said he would resurrect the community newsletter Fielder's Choice in the spring, and asked the board for input on articles of interest as they arise.

The meeting adjourned at 10:20AM. The next regular meeting is February 17 at 9:00 AM at the Gathering Place.

Bob Kelley  
WSG Secretary  
1/20/12