

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES – September 21, 2012

- ☞ President Warren Ort called the meeting to order at 9:00. Present: Directors Abby Kessler, Alan Levine, Bob Kelley and Rik Gervais. Peggy Akers represented Berkeley.
- ☞ Owners Alex Boychuck and Jerry Berke appeared before the Board. Mr. Boychuck has experienced a number of roof leaks at 595C and voiced his concerns about communications with Berkeley and response times for repairs of an urgent nature on evenings and weekends. Mr. Berke is concerned with the scheduling process for roof replacements with the 595 and 596 closes, the two remaining closes with original roofs. Warren Ort thanked the owners for their inputs and promised the Board would further deal with the roof issues at today's meeting.
- ☞ Peggy Akers presented representatives from Ruppert Landscape, the new Weathersfield grounds and landscaping company. There was general discussion of common mulching, pruning and landscaping activities.
- ☞ Treasurer's Report: Bob Kelley presented Berkeley's WSG financial reports, and a proposed WSG 2013 budget for discussion. After considering several options, the Board voted to recommend a budget of \$274, 560 for owner approval at the annual HOA meeting on November 3rd. The budget will necessitate an increase in owner monthly dues of \$5 from the current \$215 to \$220 in 2013. The Board also voted to move \$3,000 from current 2012 operating funds to the operating Power Wash reserves in anticipation of the next community-wide power washing in 2014.
- ☞ Committee Reports:
- Grounds Maintenance and Lot Appearance Committees: Abby Kessler. After discussion , the board approved expenditures for hedge removal and planting loropetalums in the common in front of unit 574; plant removal, replanting, and a drip system in the 514-519 close; and completion of community-wide pruning begun in the spring.
 - Building & Street Maintenance and Architectural Committees: Warren Ort. Warren reported that his committee has approved a new deck at unit 541. County and WSG conditions have been met. After discussion, the Board voted to replace the roof at unit 595C immediately, which necessarily requires replacement of unit 595D's roof. Warren will notify the owners. Peggy will proceed to get the contractor started.

- Utilities and Insurance Committees – nothing to report.
- Nominating Committee – There are two Board director terms expiring in November. The Nominating Committee proposes two candidates to be elected at the annual meeting - incumbent Warren Ort to serve a second term, and Doug McAllister. Short biographies will be sent out with the annual HOA meeting notice.

☞ Managers Report: Issues covered in committee reports.

The meeting adjourned at 11:15 AM. The next regular meeting is October 19 at 9:00 AM at the Gathering Place.

Bob Kelley
WSG Secretary
9/21/12