

WEATHERSFIELD SERVICE GROUP VI

ANNUAL MEETING MINUTES - NOVEMBER 3, 2012

0 President Warren Ort called the meeting to order at 9:10. He recognized new owners in attendance, and introduced Board members Rik Gervais, Bob Kelley, Abbie Kessler and Alan Levine. Warren also introduced Peggy Akers and Tony Smith of Berkeley Property Management, and Luke Riggsbee, Agent for Carolina National Insurance Agency.

0 Treasurer Bob Kelley presented the proposed budget for 2013. The presentation was in two parts. The first part proposed an increase in monthly dues from \$215 to \$220 with no increase in Reserves funding. Monthly dues were proposed to be raised from \$215 monthly to \$220. After discussion, a motion was made and seconded to approve an annual budget of \$274,360 for 2013, reflecting monthly dues of \$220. The motion was approved, exceeding the two-thirds majority of owners present and by proxy as required by the Association bylaws. The second part of the presentation described the need for increased Reserve funding above the current \$44,000 annual contribution. Following discussion, a motion was made, seconded and approved to increase monthly dues by \$5 per month to be directed to the Association's Reserves. The approval again exceeded the two-thirds majority of owners present and by proxy. The effect of the two votes is to increase the monthly dues assessment from \$215 monthly to \$225 monthly, reflecting a 2013 budget of \$280,800. The 2013 budget will include an allocation of \$50,240 to Reserves, an increase of \$6,240 over 2012.

0 Following the Treasurer's report, Luke Riggsbee of Carolina National Insurance fielded questions dealing with insurance from the owners, assisted by Tony Smith and Alan Levine.

COMMITTEE REPORTS:

0 Lot Appearance and Grounds Maintenance Committees - Chair Abbie Kessler reported on the change in contractors to Ruppert Landscape, and on the past years activities, including rejuvenation of three closes, with a fourth to come in 2012. She fielded numerous questions and comments from owners regarding planting, mowing, pruning, and the landscaping contractor's supervision. She expressed the committees' appreciation of the work done by Peggy Akers of Berkeley.

0 Architectural Control and Building Maintenance – Chair Warren Ort described committee activities, including approval of two back decks, and plans for replacement of the original remaining roofs in the 595 and 596 closes. Roofs at 595C and 595D were replaced in 2012.

0 No formal presentations were made by the other standing committee chairs. Questions were fielded by those committee chairs during the budget presentation.

0 NOMINATIONS

Doug McAllister and Warren Ort had been nominated by the Nominating Committee and appeared on the Association ballot for election to the Board of Directors. No nominations were made from the floor. Both candidates were elected by paper ballot.

0 The meeting was adjourned at 10.40

Robert Kelley
Secretary
11/04/12