

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES – January 18, 2013

- ⤴ President Rik Gervais called the meeting to order at 10AM. Present: Directors Doug McAllister, Warren Ort, Bob Kelley and Alan Levine. Peggy Akers represented Berkeley.
- ⤴ Owner Caroline Resnick appeared before the board. She presented her strong concerns that the height of the common area water spigot is adversely affecting the peace and tranquility of the 514-519 close, and asked that the spigot be lowered. Following her presentation, the board discussed the matter. It was decided to allow newly planted shrubs to grow around the spigot to mask it. Rik Gervais will notify all close owners of the Board's intent to give the new landscaping time to mature before making any final decision regarding the spigot. The Board will revisit the issue at the end of the summer.
- ⤴ The minutes of the December 14, 2012 meeting were formally approved.
- ⤴ Treasurer's Report: Bob Kelley presented the final financial report for 2012. As was approved in December, he noted the establishment of a temporary operating reserve to hold 2012 budgeted money for landscaping projects in process. The reserve holds \$8,000. The Board approved spending up to \$8,000 on five projects to be completed in early 2013. Bob also noted that 2012 ended with a surplus of \$2,479.33 (income less expenses). That surplus will transfer to retained earnings in January. The treasurer's report was approved.
- ⤴ Committee Reports:
 - Grounds & Lot Appearance Committees: Doug McAllister. Doug reported on current landscaping projects. His committee is creating a master plan for future renovation of Weathersfield closes. Current planning is to next renovate the 558-563 close.
 - Grounds Maintenance & Architectural Committees: Warren Ort
 1. Warren presented a request for approval for a deck at Unit 509. The owner has been unable to contact the neighboring Unit 508 owner for concurrence. Secretary Kelley is to contact the Unit 508 owner and ask for concurrence. It was noted that neighbor concurrence is not a condition for granting a permit, but only one of several factors. Warren is to tell the 509 owner to proceed with the county permitting process in the meantime. The question was raised at this time if an owner's contractor should be required to have insurance. Peggy was asked to consult with Tony Smith of Berkeley. (Note: not necessary as so stated by Berkeley later on 1/18 as these minutes were prepared.)
 2. Skylights: Peggy will ask RoofWerks to inspect Unit 594A's skylight

where the owner reported debris coming inside as a result of roof blow off. The same situation was reported at Unit 528, where the roof was replaced in 2006 with an existing skylight. The Unit 528 owner will be offered a repair of the skylight seal at HOA expense, with no guarantee of efficacy, or a new guaranteed skylight with the cost shared between the owner and the HOA. Peggy to handle.

3. Roof leakage repair at Unit 595C. Berkeley has received an estimate of \$400 from a reputable vendor to paint interior sections damaged by roof leaks. If the owner chooses to use a different contractor, the HOA will reimburse the owner up to \$400. Peggy to handle.
4. It was noted that some units have rusted chimney caps with an unattractive appearance. The committee will look into a program for cleaning and painting these in 2013.
 - Insurance, Nominating, Utilities Committees – nothing of substance to report.

- △ Other: Berkeley's activities are included in the committee reports. President Rik then passed out a newsletter – The Weathersfield Wire - for distribution to Weathersfield residents, the first in a series of actions to improve communication within the community. Rik then asked that next month's meeting – February 15th begin at 9AM, with the first hour devoted to a Board discussion of longer term goals and strategies for achieving them. Regular monthly business will be taken up at 10AM.

The meeting adjourned at 11:45 AM. The next meeting is on Friday, February 18th at 9AM at the Gathering Place.

Bob Kelley
WSG Secretary
1/19/2013