

## **WEATHERSFIELD SERVICE GROUP VI**

### **BOARD MEETING MINUTES – April 22, 2013**

- ^ President Rik Gervais called the meeting to order at 10AM. Present: Directors Doug McAllister, Alan Levine, Warren Ort and Bob Kelley. Peggy Akers represented Berkeley.
- ^ The minutes of the March 22, 2013 meeting were formally approved (previously approved via e-mail).
- ^ Treasurer's Report: Bob Kelley presented the February financial report. The maturing \$100K CD at Harrington Bank will be renewed for one year. CD rates continue to be minimal. The treasurer's report was approved.
- ^ Committee Reports:

Grounds & Lot Appearance Committees: Doug McAllister.

1. Doug reported on current landscaping projects, and reported that arborist John Hanna's spring tree trimming has been completed. Pruning will begin soon. Owners will be given the opportunity to tag plants they don't wish to have pruned.
2. The Grounds Committee continues to work on a plan to improve the appearance of the Grove meeting area. Progress will be reported at the owners's informational meeting on April 27<sup>th</sup>.

Building Maintenance & Architectural Committees: Warren Ort. Warren reported on progress on cleaning approximately 25 stained / unsightly chimney exteriors and chimney caps. A number of caps require repair as well and cleaning and painting. Bob Kelley noted that chimney cap repair / replacement has been included in reserve estimates in the past, and is an extraordinary repair item. He recommended that the cost of the chimney / chimney cap work be funded from the HOA reserves. The Board approved and so voted. Berkeley will establish a work schedule for the project.

Insurance – Alan Levine: Alan will meet with Luke Riggsbee to look at the cost for flood insurance for the entire community. (It is the responsibility of each homeowner to see if they need coverage if the HOA does not get a master policy.)

Nominating, Utilities Committees – nothing to report.

- ^ Berkeley activities included in Committee reports.

△ President Rik:

Rik asked Berkeley to look at the cost of doing a major repaving of the 582-593 close. Pavement is in poor condition. In addition, he asked the Grounds Committee and Berkeley to look at options for repair and minimization of damage to paving at the edges of close entries as vehicles turn in and out.

Rik led a discussion of the situation of cracks in building interiors caused by unit foundations settling. The HOA covenants establish that foundations are the responsibility of the owner. The HOA is responsible for the exterior of the unit.

Recent Boards have clarified that division of responsibilities in the current Ready Reference Manual. The Board reaffirmed the previous Boards' policies.

The agenda for the upcoming owners' informational meeting on April 27 was discussed.

- △ The meeting adjourned at 11:10 AM. The next Board meeting is on Friday, May 24th at 10AM at the Gathering Place.

Bob Kelley  
WSG Secretary  
4/25/2013