

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES – SEPTEMBER 19, 2014

- President Rik Gervais called the meeting to order at 9 AM. Present: Directors Doug McAllister, Warren Ort, Alan Levine, Cate Loveland, Treasurer /Secretary Bob Kelley. Peggy Akers represented Berkeley. Weathersfield residents Mary Stunneck and Gary Newman attended.
- The Board formally approved the June 13th minutes previously approved via e-mail.
- Treasurer's Report: Bob Kelley presented the financial report through August 31, noting that variable expenses need to be controlled for the rest of the year to avoid a cash shortfall at year end. The Treasurer's report was approved.
- Committee Reports:

Grounds & Lot Appearance Committees: Doug McAllister. 1.) The Board approved a landscaping project at unit 596C, to be paid by the owner. 2.) The Board approved a project to provide sod over a bare area near unit 525; cost \$1,100. 3.) Doug noted that aerating and seeding will begin next week; trimming will begin in October.

Building Maintenance & Architectural Committees: Warren Ort. 1.) Warren presented a description of The Knox Box, a device installed at one's front porch to allow access to a door key for emergency responders. 2.) A \$1,600 drainage and erosion repair project at the southeast side of the Grove was deferred to next year. 3.) Solar panels. The Board approved an application for solar panels at unit 583, subject to stipulations of owner's responsibilities for repairs, maintenance, insurance, and external and internal damage.

Screened Porches: The Board approved changes to its Principles and Guidelines for Screened Porches document. A summary follows:

- Paragraph 5: Porch size is changed from a maximum permitted dimension (16'x12') to a maximum of 192 square feet, with a maximum depth of 12 feet.
- Paragraph 8: Shed type roofs are permitted for Type 1 and Type 2 homes.
- Paragraph 10: Pollen protection systems may not be installed without the prior approval of the WSG BoD or the Architectural Review Committee.
- Paragraph 12: Restrictions on conversion of screened porches to all-weather usage are further defined.

Interested residents can find the revised full Principles and Guidelines document on the Berkeley website at www.weathersfield.berkeleymchapelhill.com under 'Documents'.

Insurance and Utilities Committees: nothing to report.

Nominating Committee: Rik Gervais. The Board approved the Committee's recommendation that Zana Tauriainen and John Christian be nominated for election to the Board at the Owners Annual meeting in November.

- President Rik:
 - Rik noted that the Annual Owners' meeting will take place on Friday, November 7, at the Gathering Place from 5 – 7PM. The first half hour will be devoted to a social hour (the Fall Fling) followed by the business portion of the meeting.
 - The Board approved a policy that WSG postings at the Gathering Place mail kiosk glassed in bulletin board require Board or WSG committee approval.
 - Rik asked Bob Kelley to present the 2015 proposed annual budget. Following discussion, the Board approved an annual budget of \$305,760, necessitating a monthly dues increase of \$20 per month per owner.

- The meeting was adjourned at 11:05AM.

Bob Kelley
WSG Secretary
9/20/2014