

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES – March 27, 2015

- President Rik Gervais called the meeting to order at 10AM. Present: Directors Zana Tauriainen, John Christian, Cate Loveland, Alan Levine and Treasurer /Secretary Bob Kelley. Tony Smith represented Berkeley. Several owners were present: Bob Cherniak, Walter Coleshill, Gary Newman and Utilities Committee member Bob Watkins.
- President Rik welcomed the attending owners, and invited comments and concerns before formally starting the Board meeting.
- The Board formally approved the March 3, 2015 minutes previously approved via e-mail.
- Bob Kelley presented the Treasurer's report. He noted that with the continuing obligation to pay quarterly bills on the first day of the quarter, reserve funds will be needed to cover operating cash shortfall throughout 2015. The Treasurer's report was approved.
- Committee reports:

Insurance: Alan Levine. Alan described the insurance quote process, and his analysis of competing firms for 2015-2016 HOA insurance beginning April 1st. After discussion, the Board approved a motion to award the bid to Nationwide Insurance via the Seagroves Agency, Inc., Chapel Hill, with the option for Seagroves to include Directors and Officers (D&O) liability insurance in the overall Nationwide policy or to obtain the D&O coverage elsewhere. (N.B. Subsequent to the meeting, Alan reported that the D&O coverage will be obtained from the Great American Insurance Group.) The policies will run from 3/31/2015 through 3/31/2016.

Grounds and Lot Appearance Committees: John Christian. John presented his plan for grounds and landscaping for 2105. Most spending will occur in the first half of the year. During the discussion, the Board approved reserve funding of \$2,275 for ice and snow deicing on Swim and Croquet and Weathersfield Road; and \$2,225 for storm damage cleanup of downed trees, branches, etc. throughout the community. John suggested WSG might stockpile ice melt salt, spreaders, etc. for future incidents. No action taken.

Utilities Committee Report: Zana Tauriainen. Zana introduced Bob Watkins, committee member and former WSG president. Bob presented an update on the water usage at the 595 and 596 closes, concluding that with Chatham County Utilities confirming the WSG common meters are measuring accurately, the closes' irrigation systems were permitting water to pass through the meters. Zana and Bob are in the process of working with County officials to 1.) improve meter turn on/off fees vs administrative monthly fees for the entire community, and 2.) revise the County registry

and billing system to allow easy identification of water overuse by close and common meter ID. Berkeley will audit the monthly billings; Zana and Bob will provide overuse criteria to Berkeley.

Building and Street Maintenance Committee: Rik Gervais. 1.) Rik described a situation at unit 542 where rainwater had entered the building structure between the chimney and roof juncture, causing damage to the framing and structure inside the vinyl siding. Berkeley will hire a contractor to fully expose the damaged areas and provide an estimate to repair the damage. There is a concern that other model 2 units may have exposure to the same problem. 2.) The Board approved Rik's proposal to fund \$20,000 from reserves for asphalt repairs and asphalt resealing throughout the community. 3.) Rik proposed deferring porch painting and shutter replacement projects to 2016 and beyond. There was no objection.

- Berkeley: Tony Smith. Tony raised the question of the Board's involvement in the HOA's annual tax return and audit activity. Following a brief discussion, no action was taken.

The meeting was adjourned at 11:30 AM. The next regularly scheduled meeting is on Friday, April 24, at The Gathering Place at 10AM.

Bob Kelley
WSG Secretary
03/29/2015