

## WEATHERSFIELD SERVICE GROUP VI

### BOARD MEETING MINUTES – April 24, 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, Patsy Smith and Michelle Johnson represented Berkeley. Utilities Committee member Bob Watkins also attended.
- ⤴ The Board formally approved the March 27, 2015 minutes previously approved via e-mail.
- ⤴ Bob Kelley presented the Treasurer's report. 1.) He reported that our checking account balance reflects recovery from the obligation to pay the aggregate of some monthly bills on the first business day of the quarter. The same obligation occurs for 2Q15 to a lesser extent, with insurance now being paid monthly, beginning in April. Berkeley indicated it will waive the first day of the quarter payment requirement for the remainder of 2015. This should allow for the return of reserves monies borrowed from reserves earlier in 2015 to cover operating cash shortfall. 2.) Bob noted that the Bank of NC raised its ACH processing fees from \$35-40 per month to \$188 per month in February and March. He is aggressively pursuing a reduction in those fees with BNC management, and will recommend leaving BNC if the issue isn't resolved. The Treasurer's report was approved.
- ⤴ Committee reports:
  - Utilities: Zana Tauriainen. 1.) Water. Zana and Bob Watkins presented the final segment of their analysis of excess water usage at the 595 and 596 closes in 2014, noting that County officials would not consider a reduction of its billing because of the existence of irrigation systems at the closes. After discussion, the Board approved a motion that the Utilities Committee negotiate settlements with the owners of the two closes of the excess water cost. A second motion was passed that the Utilities Committee, representing the Board, obtain a written agreement from the two closes that close owners pay for future water usage in excess of 24,000 gallons (an average of 4,000 gallons per month for six months). Alternatively, close owners could choose to abandon their irrigation system. (Note: common meters are turned off November through April.) 2.) Street lights. The Board accepted a recommendation that the community convert to LED lighting at a minor cost, using traditional style light fixtures. (The utility itself provides the LED lights.) The Board also approved moving its street light at the corner of Village Way and S&C to the intersection of Weathersfield and Woodbury, subject to continued agreement after

looking at the intersection at night. The alternative to moving the Village Way light to Woodbury is a new pole at Woodbury: installation cost about \$500; annual cost about \$800.

Grounds and Lot Appearance Committees: John Christian. John reported that 52 various owner requests have been completed. Mulching has been completed. No extraordinary activity was reported.

Insurance: Alan Levine. Discussion of insurance focused on the owners' meeting on Wednesday, April 29 at The Gathering Place at 9:30 AM. Pete Seagroves of the Seagroves Agency, Inc., the new Weathersfield agent will be present. The meeting is specifically to present what coverage is provided by the Weathersfield Homeowners Association policy, and what coverage is needed by an owner's HO6 policy.

Building and Street Maintenance Committee: Rik Gervais. 1.) Rik announced that front porch brick and mortar repair for eleven units will begin Monday. 2.) Asphalt sealing throughout the community will begin in mid-May. Owners will be notified when specific closes are scheduled for work so as to not park vehicles in affected areas. The work is weather dependent; owners are asked to be patient and flexible.

The meeting was adjourned at 11:15 AM. The next regularly scheduled meeting is on Friday, May 22, at The Gathering Place at 10AM.

Bob Kelley  
WSG Secretary  
04/25/2015