

October 4, 2016

Dear Weathersfield Neighbor:

On behalf of the entire Board of Directors, I invite you to join us for the Annual General Members (AGM) meeting of the Weathersfield Service Group VI, Inc., Homeowners Association.

Like last year, we will meet on Friday evening to celebrate our Fall Fling as part of the meeting. We will meet at The Gathering Place from 5pm – 7pm, November 4, 2016. Again, we are asking if you would please bring a small, light appetizer (for eight) that we might share with our neighbors when you come. No, it isn't required, but as Weathersfield is such a social group, we know we can count on you. Beverages and other supplies will be provided, of course.

Please review the agenda included in this package for details of the meeting. The business meeting itself will be much like the conversations we typically enjoy to bring you up to speed on events in the neighborhood. This has been a very busy year in the neighborhood and we want to update you on many of the projects you have seen on-going this year. In addition, we will present next year's budget and elect two people to fill the vacancies coming up on the Board for 2016/17.

After the formal meeting we hope you will stay and take the opportunity to interact with Berkeley Property Management and/or your Board, regarding any specific thoughts or concerns you might like to discuss.

We look forward to seeing you on **Friday, November 4th at 5pm.**

Best wishes,

Zana Tauriainen, President

Hoyt Taylor, Vice President

Bob Kelley, Treasurer

Tim Gura, Secretary

Nancy Fore, Member-at-Large

Dan Green, Member-at-Large

JoAnn Bolig, Member-at-Large

Weathersfield Service Group VI
2016 Annual Meeting
Friday, November 4, 2016
The Gathering Place
5pm – 7pm

5:00 Social Hour Begins

5:30 Call to Order & Introductions

5:35 President's / Committee Reports

5:45 True Wind Technology Presentation (Weathersfield Website)

5:55 RLT Associates Presentation (Sewer)

6:10 2017 Budget & Dues Increase Votes

6:25 Nominations and Candidate Introductions

6:30 BYLAW Changes and Vote

6:35 Casting of Ballots for New Board Members

7:00 Meeting Concludes (Election results announced during social time)

WEATHERSFIELD SERVICE GROUP VI, Inc.

PROXY

PLEASE PRINT

I/we _____, being owners of the property located at _____, Pittsboro, NC and member of the Weathersfield Service Group VI, Inc. do hereby authorize and appoint, Zana Tauriainen, President of the Board of Directors, or _____, who is a member of the Weathersfield Service Group VI, Inc. to be my/our proxy, with full power of substitution to act and vote for and on behalf of me/us at the Annual Meeting to be held on Friday, November 4, 2016 at 5:00PM at the Gathering Place. This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in Weathersfield Service Group VI, Inc., or by my/our attendance at the November 4, 2016 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Berkeley Property Management
c/o WSG
710 Market Street #21
Chapel Hill, NC 27516
Fax: 919-933-4097

Weathersfield Service Group VI- Draft 2017 Budget

	YTD - 8/31/16			
	2015 Budget	2016 Budget	Actual 2016	2017 Budget
INCOME				
Income				
Interest Reserve Account	0.00	0.00	264.36	0.00
Late Fee	0.00	0.00	420.00	0.00
WSG VI Monthly Dues	305,760.00	305,760.00	206,440.00	330,720.00
TOTAL INCOME	305,760.00	305,760.00	207,124.36	330,720.00
EXPENSES				
Expenses				
Utilities				
Electric	4,000.00	4,100.00	2,277.94	4,000.00
Trash Removal	25,000.00	23,750.00	12,376.00	22,500.00
Sewer Services				24,000.00
Water	3,500.00	0.00	0.00	0.00
Total Utilities	32,500.00	27,850.00	14,653.94	50,500.00
General Maintenance				
Building Maintenance	22,300.00	24,300.00	20,758.64	40,200.00
Maintenance - Other	2,000.00	2,000.00	2,615.00	2,000.00
Pressure Washing	6,000.00	6,000.00	13,750.00	0.00
Total General Maintenance	30,300.00	32,300.00	37,123.64	42,200.00
Grounds				
Grounds- Other	17,060.00	35,300.00	20,214.00	35,300.00
Maintenance Contract	90,000.00	87,000.00	58,000.00	87,000.00
Tree Removal	5,000.00	5,000.00	9,350.00	5,000.00
Total Grounds	112,060.00	127,300.00	87,564.00	127,300.00
Administration Expenses				
Bank Service Charge	0.00	0.00	336.00	500.00
Insurance	49,700.00	44,300.00	26,639.58	45,200.00
Legal	200.00	200.00	0.00	1,500.00
Meetings	200.00	200.00	153.04	200.00
Misc.	460.00	1,470.00	64.40	2,850.00
Postage and Printing	1,000.00	1,000.00	240.60	750.00
Property Management Fee	25,200.00	18,000.00	12,000.00	18,000.00
Tax Returns	500.00	700.00	1,050.00	1,000.00
Termite Contract	2,200.00	2,200.00	0.00	2,200.00
Website	1,200.00	2,200.00	0.00	1,000.00
Total Administration Expenses	80,660.00	68,070.00	40,483.62	73,200.00
TOTAL EXPENSES	255,520.00	255,520.00	179,825.20	293,200.00
NET INCOME	50,240.00	50,240.00	27,299.16	37,520.00

RESERVE FUND REPORT

Weathersfield bylaws (Article XIII, sect. 6) require a written reserve fund report be made to the Owners in advance of the Annual Meeting.

Weathersfield's current reserves are \$212,977.15 as of 8/31/2016. The 2016 dues assessment directed \$50,240 to the reserves, the same as 2015, amounting to about 16% of the assessment. As in the past several years, reserve earnings continue to be minimal, as our investments are limited to US government securities and FDIC - insured bank products.

Following a sewer line blockage this August, and a report from an experienced contractor involved with the August inspection, cleaning and repair of the line, the WSG Board has become very concerned with the issue. At its September 23rd meeting, the Board voted to ask for a \$20 increase in dues, with \$10 of the increase specifically directed to fund sewer line cleaning, inspection, and maintenance. The Board voted to add \$24,000 to its 2017 budget to begin the process, expected to last 8-9 years. This constitutes a major impact on the need for adequate reserves.

Along with this latest impact, and as stated in last year's report, roof replacement continues to be by far the largest component of reserve funding need. The last ten of the 104 original roofs in Weathersfield were replaced in 2014. The Association needs to continue to build its reserves in anticipation of the second round of roof replacements, expected to begin in 2023. Reserve spending to 2023 must recognize this future requirement, and the Board's long range planning reflects that need.

The plan for reserves in 2017:

Income: Current funding \$50,240 plus \$12,480 proposed: \$62,720

Outgo: Sewer services \$24,000 plus \$9,000 elsewhere: \$33,000

The long range plan for reserves beyond 2017 will be available for review and discussion with any interested owners at the annual meeting.

Reserve spending in 2015 was substantial, totaling \$47,600. Major contributors were pavement repairs & seal coating \$22,800, tree limbing & removal \$17,500, and an emergency winter storm cleanup - tree & ice removal on Weathersfield \$4,500. Reserve spending through August in 2016 is \$5,100 for unit lighting improvements.

Bob Kelley
WSG Treasurer
9/25/2016

DUES STATEMENT

At the Annual General Meeting, RLT Associates, a company with technical expertise in utilities, drains and sewer lines, will be presenting information about the condition of our sewer infrastructure. We had a sewer tree root blockage in 2014 and another one this summer. Upon examining our system, Bret Reece from RLT discovered we have other tree root issues and will be facing more blockages in the future if long-term maintenance is not followed. Taking care of the drains year by year is much less expensive than removing a blockage in an emergency. The problem in August cost over \$11,000. The WSG Board of Directors recommends contracting with RLT to inspect and maintain our sewer infrastructure. This project would start in 2017 and would include 12 townhouses recommended by Bret. The estimated cost of inspecting drains and clearing them is \$1868 per unit.

Therefore, to begin funding this long-term project, the Board is requesting a \$20 per month increase in dues with \$10 for the 2017 budget and \$10 to fund sewer infrastructure in the future.

2017 WSG Board of Directors Nominees

Nancy McLeran Fore

Nancy was born and raised in Westchester, New York and schooled in Connecticut and New York, New York. She lived outside of Boston for 26 years and Chapel Hill and Pittsboro for 35 years. She is a life long dancer, birder, gardener and flower arranger. She has had over 1200 jobs as a contract executive secretary.

Bill Moore

Bill and his wife, Georgia, moved to Farrington from Caswell Beach, North Carolina. They reside at 531 Weathersfield. Bill and Georgia are native North Carolinians and both are retired public school educators, serving most of their careers in Southern Pines, North Carolina. They have three adult children and two grandsons.

Bill received a B.S. from East Carolina University and a M.Ed. from Campbell University. He taught in middle school for eleven years and served as a principal for nineteen years. After retiring from Moore County Schools, he was principal in a charter school and taught at Sandhills Community College.

Bill and Georgia are enjoying life in Farrington and are participating in community activities. Bill looks forward to making a positive contribution to Weathersfield by serving as a WSG Board member.

The WSG Board of Directors has proposed two changes to the By-Laws of the Association.

WSG CPA Julie Smith, with C.W. Dunn & Associates, felt that we did not need an audit every five years as we have two treasurers (homeowners and property management) and a CPA. This change is an attempt by our Board to save money. A Board may ask for a "Review" of the financial books if members believe it is deemed necessary.

Presently, ARTICLE XII, Section 3, of our By-Laws reads:

Audit. Effective January 2008, the WSG VI Board will request an independent certified audit of the Financial Books of WSG VI during that calendar year. An outside certified audit shall be commissioned every (5) years thereafter.

CHANGE TO READ:

Audit. Effective November 2016, at the discretion of a majority of the duly elected WSG VI Board, an independent certified audit of the Financial Books may be authorized at any time.

Due to Board Members summer travel/vacationing schedules, we find that during the summer months getting a quorum (the minimum number of Board Members that must be present at any of its meetings to make the proceedings of that meeting valid) is difficult. Therefore, the following By-Law change is recommended.

Presently, ARTICLE VIII, Section 1, of our By-Laws reads:

Regular Meetings. Regular meetings of the Board of Directors shall be held no less than once every two (2) months, at such place and hour as may be fixed from time to time by resolution of the Board.

CHANGE TO READ:

Regular Meetings. Regular meetings of the Board of Directors shall be held no less than once every two (2) months during the period from September through May of the following year. At the Board's discretion, no meeting is required during the months of June, July and August.