

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD, SEPTEMBER 23, 2016.

1. The meeting was called to order at 2:05 pm in The Gathering Place. Present were Directors Zana Tauriainen, JoAnn Bolig, Nancy Fore, Daniel Green, and Hoyt Taylor. Also present were Robert Kelley, Treasurer, and Timothy Gura, Secretary. Representing Berkeley Management was Manager Peggy Akers. Also present were residents Bob Chermiak, and Lannie and Phil Davis.
2. The minutes of the Informal Board Meeting of July 22, 2016 were approved as distributed.
3. 3. President Zana adjusted the agenda to permit a report from Jim Kitkowski, who has been repairing outdoor lighting fixtures on both fronts and backs of units, as well as on garages. He reported that the lights in Weathersfield phases II and I would be completed by the end of September. Because the existing fixtures used in phase III for Weathersfield buildings are different from those in the first two phases and are not amenable to being repaired, he could not proceed any further. The Utility Committee will continue to discuss how to proceed with improving the lights in phase III.
4. Bob Kelley provided the Balance Sheet and Unexpended Budget Report, in addition to a Draft 2017 Budget. He announced that the new reporting system with Berkeley Management, as requested by the CPA, was running smoothly. At this point, he expected us to be over budget in maintenance by about \$4000 by the end of the fiscal year. Regarding the 2017 budget and after careful discussion, and in light of serious concerns about the unanticipated costs relating to sewer maintenance and repair through Weathersfield, it was then moved and seconded to increase the monthly dues assessment by a total of \$20/month (\$10/month to the operating fund and \$10/month to the Reserve Fund) and to recommend its approval by the homeowners at the November meeting. This motion passed unanimously.

COMMITTEE REPORTS:

5. Architectural/Maintenance. Director Green reported that no new requests for changes have been received. Patching of asphalt has been completed in the announced areas at a cost of \$7000. He expects that this will need to be annual expense. He further alerted the board to likely expenses relating to a survey of porch brick, mortar, and handrail and resulting repairs. And, in the longer term, we will need to consider replacing shutters.
6. Landscape. Davey Tree completed its community-wide trim of dead or dangerous trees. Ruppert Landscaping completed trimming of all low hedges and small shrubs, and trimming of larger shrubs, over 10-12 feet, is ongoing. Ruppert also completed a report on landscape drains and proposed a cleaning of all

Weathersfield landscape (green) drains for \$970. Several individual landscaping projects were also completed; aeration and seeding will be completed in a few weeks. Finally, work to improve the landscaping at the corner of Village Way and Swim & Croquet will be begun by Ken Benjamin after October 3, 2016, and a general invitation for assistance from residents will be posted.

7. Utilities. Starting August 16, a serious sewer blockage problem was reported, with significant sewer back-up at 532 and elsewhere in the same close. After five days of unproductive attempts by others, RLT Associates were contracted to determine the problem and repair it. Our aging infrastructure will need immediate attention over the next few years, and the Board explored several ways to deal with what is likely to be a significant expense until we can be certain that all the sewers are clear. This development will be discussed in detail at the November meeting and owners alerted to the likely implications for the next few years.

8. Insurance. Director Taylor regretted reporting that our insurance policy did not cover any of the expenses related to the sewer and drainage expenses

9. Nominating. President Zana reported that Bill Moore has agreed to serve as a candidate for Director. In addition, after serving the unexpired term of her predecessor, Nancy Fore has agreed to serve as a candidate for her own term as Director. It was moved and seconded to recommend both candidates to the owners at the November meeting; it was unanimously approved.

10. Communications. President Zana reported a meeting with Truewindtechnology, a website development firm, in mid-August. They propose developing a stand-alone website with significant upgrades for \$1000. Director Dan Green agreed to serve as Webmaster. Barbara Harris will continue to provide paper hardcopy to the 7 or 8 units that do not now have web access.

11. (a) President's Report. President Tauriainen proposed two changes in the By-Laws for consideration by the owners at the November meeting. One would remove the requirement for a five-year audit, in light of the fact that WSG VI currently has two treasurers (its own and Berkeley's) as well as a CPA. This is expected to save approximately \$1000. The other change would clarify the role of Board meetings during the June-August term. It was moved and seconded to recommend the two changes to the owners, and the motion was unanimously approved.

(b) After a careful review of the Minutes of the WSG VI HOA Board of Directors' meetings of January through May, 2015, and in light of information provided to the Board from several residents, the Board has decided that it cannot satisfactorily determine the cause(s) of water usage in the 595-596 Weathersfield closes, and therefore will reimburse all assessments it received from owners of the 595-596 Weathersfield closes.

(c) Concerns were raised about bills in excess of \$8100 from Orange Mechanical Plumbing, after they failed to determine or resolve the sewage problems. The issue will be explored by a subcommittee of the Utilities Committee. It was moved and seconded that this committee be empowered to negotiate a resolution, and the motion was approved unanimously.

(d) Repair of the damaged lighting system for the Grove was promised by Davis Landscaping to be resolved by the end of the month.

(e) President Tauriainen and Director Bolig attended the Fearrington Homeowners Association Council of Presidents. Further information was provided about the status of The Gathering Place, about a reserve study that explores the real estate market in Chatham County and in Fearrington Village, and a plan for all the neighborhood maintenance directors to collaborate on common concerns, vendors, and purchasing.

(f) President Tauriainen and Project Manager Akers reported on the procedures for the November meeting. The mailings with appropriate enclosures will be sent to owners before the end of the month, in accord with the ByLaws. Further, the agenda for that meeting was discussed and the Board agreed to follow the general format used at the 2015 meeting.

President Tauriainen adjourned the meeting at 5:02 pm.

Respectfully Submitted:

Timothy Gura
WSG Secretary
(9/28/2016)