

## **WEATHERSFIELD SERVICE GROUP VI**

### **MINUTES OF THE ANNUAL GENERAL MEETING, NOVEMBER 4, 2016**

1. The meeting was called to order by President Zana Tauriainen at 5:31 pm in The Gathering Place. Present were Directors Zana Tauriainen, Jo Bolig, Nancy Fore, Dan Green. Director Hoyt Taylor was out of the country. Also present were Robert Kelley, Treasurer and Timothy Gura, Secretary; representing Berkeley Management were Director of Operations Peggy Akers and Field Manager Patsy Smith. With present homeowners and with proxies, a quorum was established to transact all business.

2. After introducing members of the Board and Treasurer and Secretary, President Tauriainen reviewed the principal events that had occurred during the past year. She specifically described the sewer blockage that prompted the presentation by the next speaker.

3. President Tauriainen introduced Bret Reese, of RLT Services, a professional utility contractor specializing in infrastructure issues. He offered a video presentation of the common problems encountered in infrastructure blockages, focusing on root intrusion most common at joints in sewer pipes. Specifically, he showed photographs of the root intrusion into a 4" lateral piping leading to the main Fitch drains, which caused the problems experienced in August. He responded at length to questions from the homeowners, and concluded by making clear the procedures he would use in repairing the problems he encountered.

4. (a) President Tauriainen introduced Director Dan Green who described the opportunities afforded a new website, specifically supervised by Weathersfield Service Group VI.

(b) Director Green also reported on ongoing projects of his committee. Specifically, he mentioned inspections of mortar on porches and steps; surveying railings and sidewalks; repairing and patching asphalt; condition of shutters; roof repairs; and preventive maintenance on garage doors. Director Green responded to questions from the homeowners.

5. President Tauriainen introduced Treasurer Bob Kelley, who explained the expenses incurred in 2016 and with a proposed budget for 2017. [The budget proposal is attached to these Minutes.] He described the need for an increase of \$10 to the monthly dues and \$10 specifically for reserve funds to support spending on sewer issues. Understandably, there were a number of questions from homeowners, and Treasurer Kelley responded that the expenses related to repairing sewers while maintaining a strong reserve fund would ensure the continued financial viability of the Weathersfield community. It was moved and seconded to increase the annual assessment from \$305,760 to \$330,720, an increase

of \$20/month. President Tauriainen asked all present to vote on the green ballots distributed at the door. The motion was approved unanimously.

6. President Tauriainen reported the recommendation of the Nominating Committee to propose Nancy M. Fore and Bill Moore to vacant Director positions. There were no other nominees, and homeowners were instructed to fill out the white ballot distributed at the door. Both Fore and Moore were elected.

7. President Tauriainen proposed two changes to the By-Laws. In the first case—to mandate general audits at the direction of a majority of the Board instead of required every five years—considerable discussion ensued. Those present voted almost equally for and against the proposal, but when the proxies were counted, the motion carried. In order to assuage the concerns of those who opposed the change, Director Green assured the homeowners that he would call for an audit early in the coming calendar year. In the second case—to make meeting dates for the Board more flexible during the May-September period—the motion was approved without objection.

8. A motion to adjourn was made, seconded, and approved. The meeting concluded at 7:21 pm.

Respectfully submitted,

Timothy Gura,  
Secretary  
(11/7/2016)

**WEATHERSFIELD SERVICE GROUP VI**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, NOVEMBER 4, 2016**

1. The meeting was convened by Director Jo Bolig at 7:35 pm in The Gathering Place immediately following the conclusion of the Annual General Meeting. Present were Directors Bolig, Nancy Fore, Dan Green, Bill Moore. Director Hoyt Taylor was out of the country. Also present were Treasurer Bob Kelley and Secretary Timothy Gura. Representing Berkeley Property Management were Director of Operations Peggy Akers and Field Manager Patsy Smith.

2. Director Jo Bolig was nominated to serve as President and Director Hoyt Taylor was nominated to serve as Vice-President. They were unanimously elected. President Bolig then asked the Board if they would confirm the appointments of Bob Kelley as Treasurer and Timothy Gura as Secretary. They were unanimously confirmed.

3. President Bolig proposed that the following directors chair the committees named:

Nominating	Jo Bolig
Lot Appearance & Ground Maintenance	Nancy Fore
Insurance	Hoyt Taylor
Architecture & Building & Street Main	Dan Green
Utilities	Bill Moore

All accepted these chairmanships.

4. President Bolig proposed that a meeting was not necessary for November, and it was agreed that committee chairs would report developments regularly.

5. Treasurer Kelley reminded the Board that the By-Laws required that written notice be sent to all homeowners within 30 days. The representatives from Berkeley Property Management agreed to send this notification.

6. Director Moore clarified that the Utilities projects would begin as soon as he had settled start-dates with RLT.

7. It was moved and seconded to adjourn. The meeting adjourned at 7:51pm

Respectfully submitted,

Timothy Gura, Secretary  
(11/7/2016)