

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, FEBRUARY 24, 2017

1. The meeting was called to order by President Jo Bolig at 2:00 pm in The Gathering Place. Present were Directors Bolig, Nancy Fore, Dan Green, and Hoyt Taylor. Director Bill Moore was absent. Also present were Treasurer Bob Kelley, Secretary Timothy Gura, and representing Berkeley Property Management, Director Peggy Akers. Residents Bob Cherniak, Barbara Gilbert, Alan Levine, Jim Seno, and Dave Ward were present for portions of the meeting.
2. Minutes of the meeting of January 27, 2017 were approved as distributed.
3. President Bolig invited the homeowners who were joining the meeting to present any concerns. Bob Cherniak thanked the Board for the prompt attention to the squirrel invasion in his home, and sought to clarify the Board's position on homeowner responsibility for damage from termite invasion and water disruption from the homeowners' water meter to their house. Director Green referred to the WSG Responsibility Chart which states that "exterior water leaks below ground (inside meter)" is the responsibility of the owner. Alan Levine asked about replacement of the external lights on his unit and was informed that the contractor will test a new process on 587. He further reiterated his concern regarding the need for an audit or review. President Bolig assured him that the issue was on the agenda for discussion. [See below, §11.]
4. Treasurer Bob Kelley reported that all financial reports were now posted on the website. Further, he noted that the books for 2016 are now correctly closed, and that "Power Washing" and "Social Events" are new standing categories on the Balance Sheet. His report was approved.
5. Secretary Timothy Gura reported that he and Director Green were meeting with the developers at True Wind Technology on March 4 to conclude the details required for the initial planning of the Weathersfield website.
6. Director Nancy Fore reported that the ground cover mulching for all units had been satisfactorily completed. She further detailed plans for the removal of overgrown hollies in various locations through the closes.
7. Director Dan Green reported that his committee had received no requests for architectural modification. Further, he noted that blowing off debris from the roofs was completed. In addition, seriously uneven sidewalks in a few locations were successfully repaired. His committee will begin plans to resolve problems with asphalt once the expenditures for sewer repairs are determined.

8. Director Taylor reported that he expects to receive rate quotes from Seagroves for renewing insurance for the coming year. He concluded a positive meeting with the prior insurer who maintains interest in re-acquiring the contract.

9. In the absence of Director Moore, President Bolig and Peggy Akers reported that RLT had completed the initial review of sewers in several units. In some cases access to the sewers was inhibited by overgrown foliage and buried clean-out pipes. Ms. Akers contacted Bret of RLT by speakerphone and he confirmed that he was able to proceed more expeditiously than he had expected. Some locations were problematic for different reasons, but when they initially map an area they will proceed with a triage of those sites that need immediate attention, those that need minor attention, and those without problems. He assured the Board that he would keep us informed of their progress.

10. President Bolig had no report from the nominating committee.

11. In response to the Board's directive of the last meeting to research options for an audit, Treasurer Kelley, Director Green, and Ms. Akers reported a range of options from a review to a certified full audit. Prices for these options ranged from \$3000 to \$10,000, depending on the breadth of the project undertaken and whether the final report was certified according to professional standards. Considerable discussion ensued regarding the comparative benefits and drawbacks for all options. It was agreed to assemble more specific information before a final decision would be made.

12. President Bolig proposed that a Homeowners Meet and Greet (similar to the event held last year) be held this year on Friday, April 28, from 9-10:30 am in The Gathering Place. The meeting was approved. This necessitated changing the Board meeting date for the April meeting to April 25, at 570 Woodbury. The time (from 2:00-4:00 pm) is unchanged.

13. A motion to adjourn was approved at 4:45 pm.

Respectfully submitted,

Timothy Gura, Secretary
(February 26, 2017)