

## **WEATHERSFIELD SERVICE GROUP VI**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, MAY 26, 2017**

1. The meeting was called to order by President Jo Bolig at 2:05 pm in The Gathering Place. In addition to President Bolig, in attendance were Directors Nancy Fore, Dan Green, and Bill Moore. Director Hoy Taylor was out of state. Also attending were Secretary Timothy Gura and Berkeley Property Management Director Peggy Akers. Residents Bob Sydell and Dot Hoefges were also present.
2. The minutes of the meeting of April 25, 2017 were unanimously approved.
3. President Bolig adjusted the agenda to permit Director Moore to report on the activities of the Utilities Committee. RLT continues to examine sewers in Weathersfield, and will complete at least one more close (for a total of five) during this funding period. Director Moore then asked Bob Sydell to report on the provision of external lights for 582-596F. Sydell reported the findings of the committee that would replace two lights at each address, for a total cost of \$4246. installed. Concern was raised that care be taken to insure safe removal and installation. It was moved and seconded to accept the proposal of the Utilities Committee, with the assurance that workmen would cease work if/when they encounter unfamiliar circumstance during installation. The motion was approved 3 in favor, 1 opposed.
4. The monthly Treasurer's Report is posted online and shows no problems.
5. Secretary Gura reported that, after the usual testing, the new website would be initiated in June. Webmaster Dan Green is taking special care to insure that all security measures are firmly in place.
6. Director Fore reported that major refurbishing planting has been completed in the 520 close. She reported that some residents continue to interfere with the operation of groundskeepers. It was moved and seconded that Berkeley Property Management, in collaboration with President Bolig and Director Fore, draft and, if needed, send a letter advising residents that any problematic behavior obstructing the landscaping in common areas would be corrected in accord with Article V, Section 1, ¶ 2, of the Covenants. The motion was unanimously approved. Director Fore also advised the Board that specific plot lines for each unit are available from the Chatham County Tax Assessor Office in Pittsboro.
7. For Director Taylor, President Bolig reported that there were no changes in Insurance issues.
8. Director Green reported one request for permission to construct a screened porch that required Board review and authorization. He moved to amend Section 8 of the Screened Porch Guidelines be revised to read as follows:

8. Based on architectural considerations, the preferred rooflines for all screened porches is an A-frame style. However, shed roof designs are permitted if construction of an A-frame style is not feasible for a particular unit or if the homeowner provides reasons acceptable to the WSG Architectural Committee or WSG Board for wanting a shed roof style. For durability and appearance, it is strongly recommended that only aluminum screening be used. Railings, per code, are required on any structure over 30 inches off the ground. (This paragraph was amended by the WSG Board in September 2014 and in May 2017.)

The motion was unanimously approved. In further business, he reported that bids to replace asphalt in 10 locations around Weathersfield had been received. After discussion, it was agreed that the Committee and Berkeley Property Management would solicit a second bid. Director Green also reminded the Board of his committee's continuing concern regarding railings, shutters, pointing, stoops, and porches. Finally, Director Green circulated a revised Responsibility Chart that incorporates feedback from all Directors.

9. President Bolig reported that the Nominating Committee is continuing to solicit volunteers for Board directorships that will open at the November Annual General Meeting.

10. Peggy Akers provided illustrations from RLT that are intended to demonstrate the parameters of homeowner responsibility with respect to sewer issues. A telephone conference with Bret clarified issues. Although there are some anomalies, in general a homeowner's responsibilities reach from inside the house to the outside clean-out (if it is not concealed by overgrowth). At this point, WSG-VI assumes responsibility until it reaches the sewer system managed by Fitch Creations.

11. In response to a question from President Bolig, Director Green reported that the form of an appropriate audit is still under investigation.

12. In accordance with custom, the Board will not meet again until September, although all members are aware of the possibility of convening an emergency session, should circumstances warrant. The next scheduled meeting will take place on Friday, September 29, 2:00 pm, in The Gathering Place.

13. The meeting was adjourned at 4:12 pm.

Respectfully submitted,

Timothy Gura, Secretary  
May 27, 2017