

WEATHERSFIELD SERVICE GROUP VI

ANNUAL MEETING MINUTES - NOVEMBER 5, 2011

0 President Bill Churchill called the meeting to order at 9:05 He introduced Board members Diane Krome, Bob Kelley and Warren Ort. Director Abbie Kessler was absent. Bill introduced Doug McAllister, representing Abbie Kessler for the Lot Appearance and Grounds Maintenance Committees. Bill also recognized new owners attending, and asked for a moment of silence in remembrance of owners who have passed away in the last year.

0 Treasurer Bob Kelley presented the proposed budget for 2012. Monthly dues were proposed to be raised from \$205 monthly to \$215. After discussion, a motion was made and seconded to approve an annual budget of \$268,320 for 2012, reflecting monthly dues of \$215. The motion was approved, exceeding the two-thirds majority of owners present and by proxy as required by the Association bylaws.

COMMITTEE REPORTS:

0 Lot Appearance and Grounds Maintenance Committees member Doug McAllister reported on committee activities, and fielded numerous questions from owners regarding planting, mowing, pruning, and the landscaping contractor's supervision. He expressed the committees' appreciation of the work done by Peggy Akers of Berkeley.

At this point, Committee reports were suspended to allow for discussion of the proposed amendment to the Association's covenants to allow approved screened porches in the community. After discussion, primarily regarding the legality of the amendment procedure, the motion was made and seconded to discontinue the approval procedure. The motion was defeated.

COMMITTEE REPORTS (CONT.)

0 Utilities Committee Chair Diane Krome reported on utilities activities. Committee member Bob Watkins described the need to check the pressure reducing valve between the water utility's shutoff valve and the owner's shutoff valve to avoid costly leaks.

0 Building and Street Maintenance, and Architectural Committees Chairman Warren Ort reported on his committees' activities. One deck addition was approved in 2011. Roofs will be replaced on units 582-593 and 594 A-F. Owners may choose to replace roof skylights at owner expense at this time. Replacement skylights will be at the contractor's purchase cost.

0 Insurance Committee Bill Churchill noted that insurance costs are rising statewide. Increased costs are not specifically related to Weathersfield. The Association contract is now \$28,500 and may increase in 2012, as reflected in the 2012 budget.

MANAGER'S REPORT

0 Peggy Akers reported on Berkeley's activities, and that Berkeley will shortly be in contact with those owners whose roofs are being replaced. She asked that owner grounds and property complaints be sent at the time of any occurring incident, not later, and repeated Berkeley website and e-mail names and address contacts.

GENERAL DISCUSSION

0 Owner Paul Kessler asked that the Board look into what might be done with the issue of inappropriate rental of units where the unit owner lives away from Ferrington. Rental agencies were discussed and what might be done and what legally can be done to control rentals. No action was taken.

0 NOMINATIONS

Bob Kelley and Alan Levine had been nominated by the Nominating Committee and appeared on the Association ballot for election to the Board of Directors. Rik Gervais was nominated from the floor. All three were elected by paper ballot.

0 The meeting was adjourned at 10:55.

Robert Kelley
Secretary
11/05/11