

## WEATHERSFIELD SERVICE GROUP VI

### BOARD MEETING MINUTES - JANUARY 21, 2011

- President Bill Churchill called the meeting to order at 9:00. Present: Directors Warren Ort, Diane Krome, Abbie Kessler, Charlie Yohn; Secretary Bob Kelley, Peggy Akers of Berkeley.
- The minutes of the December 10, 2010 Board meeting were approved.
- Treasurer's Report: Financial reports were distributed. Charlie Yohn recommended that funds from maturing CDs be kept in cash until such time as interest rates improve. It was noted that although actual insurance costs were \$4,700 over the 2010 budget, the 2011 budget increase to \$25,000 should cover 2011 costs. Financial statements are available on the WSG website. Charlie will post the statements at the Gathering Place mail kiosk.
- Committee Reports:
  - Grounds Maintenance and Lot Appearance Committees. Abbie Kessler and Peggy Akers described the landscaping project for the 564-569 close. An estimate is due the week of January 24. There was discussion of what to do with the overgrown row of cypress trees lining the entrance to the 530-539 close. Peggy has a rough estimate of \$2,000 to \$2,500 to remove the trees. She was asked to determine the sentiments of the close owners regarding removal. No action taken at this time.
  - Building & Street Maintenance and Architectural Committees. Three projects were presented. 1.) Proposals for the garage shutter & window repair project were received. The Board approved Peggy's recommendation to award the bid to Gregg Melville for \$4,115. 2.) Warren Ort reported that the screened porch committee is actively working and will present a report for review at next month's meeting. 3.) Roof blowing. The Board approved a \$1,000 expenditure for blowing off all unit roofs. That work will begin shortly.
  - Insurance and Nominating Committees - Bill Churchill will be meeting with two insurance agencies to get bids for WSG insurance. The current contract ends in April.
  - Utilities Committee - Diane Krome led a discussion on recycling, the main issues being owners putting recycling out too early on Tuesdays, and what procedures should be used to notify owners when weather will cancel recycling pickup. Diane will provide Peggy with a notice asking owners to put out recycling no earlier than 3PM on Tuesdays. The notice will be distributed to owners and posted on the website.

- Managers Report:

- Garage door opener repairs. Peggy reported that there were 37 garage door opener calls in 2010. She has an estimate for preventive maintenance work from Sandhills Overhead Door at \$35 per garage; \$3,640 for all units. Bob Kelley said he would find out how much has been spent for Sandhills calls in past years. No action taken at this time.

- Snow removal. After discussion, the Board approved spending \$10 per hour plus materials for spreading salt prior to snow / ice weather events. WSG will be added to the list of areas covered by the the company that does this service for FHA and other Fearington service groups.

- Berkeley's business office location has changed in Southern Village. The new address is 600 Market Street, Suite G07, Chapel Hill, NC 27516. Their phone number is unchanged at 960-2836.

- President

- Bill will attend next month's NC Law Day Conference, where the main topic is homeowners associations. The Board heartily approved.

- Bill reported that 79 signatures have been obtained approving the Association covenant change in insurance wording presented at the last owners meeting November 2010. (78 signatures are required.) He and Bob Kelley will finalize the documentation with an attorney the week of January 24 and arrange for recording the change at the Chatham County Register of Deeds in Pittsboro.

The meeting was adjourned at 10:25. The next regularly scheduled meeting will be on February 18, 2011 at 9:00 AM at the Gathering Place.

Bob Kelley  
WSG Secretary  
1/25/11