

**WEATHERSFIELD VI**  
**BOARD OF DIRECTORS MEETING**

**1/15/10**

Board members present: John McLaughlin, president; Bill Churchill, vice president; Doris Flexner, Ken Benjamin, and Diane Krome. Others present: Charlie Yohn, treasurer; Tony Smith and Peggy Akers representing Berkeley Property Management.

John McLaughlin opened the meeting and declared a quorum; minutes of the December Board meeting were approved.

**Committee Reports**

- Charlie Yohn presented the December balance sheet and budget. The Association is on budget and in excellent financial shape. A matured CD of \$52,000 has been redeemed and the Treasurer will recommend reinvestment options at the next Board meeting. An issue of a homeowner's delinquent fees is close to resolution.
- **Grounds and Lot Appearance**  
Chair Doris Flexner reported Christmas trees will be picked up next week by EcoScapes. A tree in Close 540-545 that has disturbed some water pipes will be removed and replaced. Annual pruning of small trees impinging on roofs starts next week; jasmine by the garages will be removed. Copies of the Ready Reference Manual were distributed to the Board, which will meet in two weeks to review suggested edits and comments. The Covenants, which were approved at the Annual Meeting in November, and the By-laws will be distributed to residents by the end of the week of January 17.
- **Utilities**  
Chair Diane Krome will investigate the possibility of replacing street light bulbs with LED illumination and report back at the February meeting.
- **Building Maintenance/Architectural**  
Chair Ken Benjamin reported that squirrels were removed from two units, and one garage door was repaired. Power washing of all residences will take place later this year. Berkeley will solicit bids for this work. The issue of painting or replacing shutters will be discussed at the February meeting.
- **Insurance**  
Chair Bill Churchill reported that the Covenants needed to be amended to clarify an ambiguity between the Association By-Laws and Covenants. The amending process will take place at the 2010 Annual Meeting. In the interim, the Board will

pass a Resolution next month to correct this discrepancy temporarily. The Board authorized legal expenses not to exceed \$1,200.00 to draft the legal documentation.

- **Website**

The new WSG website is up and running: [weathersfield.berkeleychapelhill.com](http://weathersfield.berkeleychapelhill.com). Board members will review the site and make suggestions for an action plan to make full use of this new tool.

Meeting adjourned at 10:20 a.m. Next meeting date: February 19, 2010

Bill Churchill, Secretary *pro tem*