

WSG Meeting Minutes.....February 19, 2010

...Meeting called to order by President John McLaughlin at 9am....In attendance were members McLaughlin, Churchill, Flexner, Yohn, Benjamin, and Peggy Akers representing Berkeley Property Management.

...The previous meeting's minutes were approved.

...The treasurer reported that we are in good financial condition.

...Doris Flexner reported that the common area tree at the 540 close was removed because its roots were beginning to intrude upon the nearby water lines. There was a brief discussion of the Bradford Pear trees at the 580 close and how they might be endangering the nearby homes or autos if they fell over in a storm. The issue was not resolved and the condition of the trees will be monitored. Doris also reported that the Crepe Myrtles will be trimmed where needed...In addition, Doris reviewed the new Ready Reference Manual with the Board and it was accepted and presented as a motion and passed....It will be distributed to all Weathersfield residents as soon as the printing is completed.

...Ken Benjamin reported that pressure washing of the homes will begin on March 1st and all residents will be notified beforehand. The price for this service is the same as two years ago, \$10,920.... In addition it was noted that the painting/replacement of the black shutters on the residences will be reviewed and a recommendation will be forthcoming.

...Bill Churchill recommended that the homeowners be notified that WSG will provide insurance for 100% of the replacement costs, including upgrades...This was presented as a motion, seconded and passed. The motion reads:

Weathersfield Service Group VI, otherwise known as "The Association," shall procure and maintain at all times a policy or policies insuring against loss or damage by fire and other hazards for each Living Unit upon a Lot in an amount equal to one hundred percent (100%) of the insurable replacement cost of such Living Unit as of the date of the loss or damage, exclusive of the costs of excavation, paving, foundations, footings and other items normally excluded from property policies. The Association shall not, however, be responsible for maintaining coverage on Owners' personal property. Furthermore, it is agreed this resolution will be in effect until not less than seventy-five percent (75%) of the Lot Owners in Weathersfield Service Group VI approve the Amended Declaration of Covenants and Restrictions for Weathersfield Group VI.

...Diane Krome reported that she reviewed our dim street light situation with Progress Energy and that increasing the brightness of the lights could be done; however, the Ferrington developer, RB Fitch may not allow brighter streetlamps...

...Peggy Akers reported that notices to residents could be made through block captains...

...John McLaughlin reviewed the overdue dues situation and that we should continue to pursue these folks for the past due monies...He noted that the Fearington bus route will be reviewed by the Chatham County Commissioners... Finally, John reported that the tax returns for WSG will be completed and submitted.

...Meeting adjourned