

WEATHERSFIELD VI
BOARD OF DIRECTORS MEETING

3/19/2010

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

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

Committee Reports

- Charlie Yohn presented the February balance sheet and budget. The Association is on budget and in good financial standing. The matured CD of \$52,000 has been put into a holding account until better reinvestment options are found. The treasurer noted that the Association will pay no taxes this year.

Grounds and Lot Appearance

- Chair Doris Flexner reported that the garage plantings of Skye Pencil Holly are complete. There is concern that the Bradford pear trees in the 580 Close are becoming dangerous to persons and property, as the trees tend to split as they age. The trees were planted on common property by the original close owners, who have maintained the plantings over the years. The Association arborist recommends removing the trees. The Board voted to share the cost of removal and stump grinding with the residents. President McLaughlin will present the proposal to them.

Insurance

- Chair Bill Churchill presented the new bid for Association insurance by Erie Insurance. The cost for the coming year will be \$24,235. The Board approved the new rate and voted to keep the Association deductible at \$1,000 for the coming year.

Utilities

- Chair Diane Krome discussed improving neighborhood lighting in Weathersfield by installing halide fixtures. The total cost would be about \$64 per month. The lights would be similar to those in Camden and along Millcroft. Board members will look at the lighting in Camden and obtain a firm estimate for the April meeting.

Manager's Report

- Peggy Akers reported that one of the major repair items is maintenance and painting of porch railings. We are catching up with these repairs, but eventually the Association should consider a permanent solution as the original design is flawed and allows for rot.

Mulching will take place in April.

The Ready Reference Manual will be distributed to residents shortly.

Residents looking for Weathersfield news such as board minutes, financials, agendas, and management company reports may sign in to the Association website:

www.weathersfield.berkeleychapelhill.com.

The meeting adjourned at 10:35 a.m. Next meeting date: April 16, 2010 at 9 a.m.

Bill Churchill, Secretary *pro tem*