

WEATHERSFIELD VI

BOARD OF DIRECTORS MEETING

May 21, 2010

Board members present: John McLaughlin, president; Bill Churchill, vice president; and Doris Flexner. 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 April meeting and the report of the Treasurer were approved.

- **Grounds and Lot Appearance Committee**

Chair Doris Flexner reported that the spring pruning would be done in June. Subsequent pruning will take place in September and November. Three aging Bradford pear trees were removed in Woodbury. The Committee will work with residents on landscaping replacements, which will be done in the fall. The issue of upgrading mature landscaping throughout Weathersfield is under review by the Committee.

- **Utilities Committee**

Peggy Akers reported the following additional Closes have asked to have the community water turned on: 516-517; 521-522; 531-532; 554-555.

- **Architectural, Building & Streets Committee**

Peggy Akers indicated that Berkeley and a contractor would inspect shutters throughout the community. They will make recommendations for replacements at the June meeting.

- **Management Report**

April financials have been completed; since April 16th thirteen new work orders were received and closed. Mulch has been applied to residences and Closes. Two large dead trees have been cut down and a number of bushes removed. The arborist will look at a list of other trees that may need attention.

- **New Business**

--The Board voted to appoint Treasurer Charlie Yohn to fill the existing Board vacancy until the Annual Meeting in November 2010 when elections of new directors will occur. Ken Benjamin resigned from the Weathersfield Board on April 9, 2010.

--There is a need to provide a more consistent welcome to new homeowners, and to ensure that they have received copies of the covenants, by-laws, and quick reference manual. It was suggested that the Block Captains might be the appropriate vehicle for distributing this information.

--Concern was expressed about whether Weathersfield renters were being informed about the Association covenants and by-laws. It is the responsibility of the unit owners to ensure that their renters have copies of these documents. Also, copies of leases on any living unit should be placed on file with the Management Company or the Secretary of the Board. The Board of Directors must approve any lease for a term less than 12 months.

--The Board voted to have Berkeley design an improved website for Weathersfield with an opt-in E-mail program for all homeowners.

--A letter from the Board will be sent to the FHA regarding the declining condition of the roads in Weathersfield. Much of the damage was caused by the recent experiment with bus service to Chapel Hill.

--The Board was reminded that the Insurance section of the Covenants must be amended at the Annual Meeting in November. To be successful, the change must be approved by notarized signatures of 75 percent of the homeowners in Weathersfield.

The meeting adjourned at 10:18 a.m.

Bill Churchill, Secretary *pro tem*