

WEATHERSFIELD VI

BOARD OF DIRECTORS MEETING

September 10, 2010

Board members present: John McLaughlin, president, Bill Churchill, vice president; Doris Flexner, Diane Krome, and Charlie Yohn, treasurer. Also present: 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. The Treasurer noted that for 2011 our grounds expenses would increase by \$3,000. The Board will meet to finalize the new budget later this month.

Grounds and Lot Appearance Committee

Chair Doris Flexner reported that the September pruning was underway and there will be another pruning and planting session in November. Crepe myrtles will be gently trimmed in places where the trees interfere with structures. Replacement of plantings will be done in November when the heat has subsided. Residents will be asked to lend a hand with watering the new bushes and hedges. Community taps will be left on until the end of the year to accommodate the increased water needs.

Architectural, Building & Streets Committee

Repainting of shutters is underway. This project should be completed by the end of October. There are 77 pairs of shutters needing repainting. The Board will survey the Association-owned garages and make recommendations for repairs where needed. Several residents have expressed a desire to add screened porches to the list of approved unit modifications. The Board will survey all residents to determine the degree of support for such a change, which will require an amendment to the Covenants. The Annual Termite Inspection will take place in October; residents will be notified of the date(s) so that basements and garages will be available to the inspection team.

Insurance Committee

Chair Bill Churchill noted that the Insurance section of the Covenants would be up for amending at the Annual Meeting in November. The amendment will increase the Association coverage to include improvements and betterments in all Weathersfield units, which will be a financial advantage to residents, who currently must insure such items themselves. To pass, the amendment must be approved by 74% of the residents.

Management Report

Peggy Akers reported that July financials are complete and posted on the community website. Fourteen new work orders have been received and 9 orders closed.

Berkeley is keeping a list of all residents requesting new plantings. The work will take place in November. The grass will be aerated and seeded in September and October. A number of residents have reported that grass was not growing due to tree roots and shade. There was a consultation about this issue with a Chatham County erosion specialist, who reported that many areas of WSG were unsuitable for grass due to the tree growth.

The new & improved community website is ready for owners to “opt in” for e-mail alerts and community information. So far, 39 residents have signed up; Berkeley is hoping that all the owners will be on board by the time of the Annual Meeting.

President’s Report

John McLaughlin presented a checklist for the upcoming Annual Meeting on November 6, 2010. He noted that the Nominating Committee was encountering difficulty in recruiting candidates for the incoming Board. There are two vacancies to fill and residents are urged to volunteer for these opportunities.

The meeting adjourned at 11:23 a.m.

Bill Churchill, Secretary *pro tem*