

WEATHERSFIELD VI

BOARD OF DIRECTORS MEETING

October 8, 2010

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

John McLaughlin opened the meeting and declared a quorum; minutes of the September meeting and the report of the Treasurer were approved. Charlie Yohn noted that the Association's finances were in good shape and that we were on budget for the year. The 2011 Budget will maintain homeowners' fees at \$205 per month.

Bob Barr, owner of 593 Woodbury, attended the meeting to ask the Board to consider allowing installation of an invisible dog fence on his property. He is selling his unit and the new owners have asked for the fencing. In the ensuing discussion, the Board explained that the Weathersfield Covenants require dogs to be confined to owners' homes unless on a leash, which precludes the option of an invisible fence.

Grounds and Lot Appearance Committee

Chair Doris Flexner stated that the gentle pruning of the crepe myrtles was about to begin, and that there would be another general pruning of shrubs in November. There will also be replacement planting done in November including two hedges in the 516 and 558 closes. Residents will be asked to water the new plantings until they are established and the winter rains begin. Five dead trees are slated for removal.

Architectural, Building & Streets Committee

Repainting of shutters on the homes has been completed. The Committee will turn its attention to garages and determine necessary external repairs. Front doors of all units will be inspected and repainted as needed. Traffic patterns around The Grove will be established with appropriate signs or pavement markings to assist those residents who received their driver training in Great Britain (Here in the Colonies, we keep to the right on roundabouts). Results of the recent survey on permitting screen porches will be released as soon as votes are received from absentee landlords.

Insurance

Chair Bill Churchill noted that a key vote on revising the Insurance Covenants would be taken at the Annual Meeting in November. If the change is approved by 75 percent of the unit owners, the Association will assume insurance liability for improvements in Weathersfield residences. Currently, homeowners are charged with this responsibility.

Utilities

Chair Diane Krome indicated that the community water spigots would be left on until the end of the year to accommodate the watering needs of the new plantings. She also reported that the trash collection fees for next year will remain unchanged.

President's Report

John McLaughlin encouraged residents to sign up for the Association website to keep abreast of neighborhood news. To date, only 39 residents have enrolled. In response to the discovery of a dead deer on Weathersfield property, the Board voted to have the Association assume financial responsibility for removing the carcass in future such events.

Management Report

Nine new work orders have been received; four have been closed. In October, the grass will be aerated and seeded. August financials are complete and posted on the Association website. The packet for the Annual Meeting is complete and ready to mail to residents.

The meeting adjourned at 10:55 a.m. The next meeting will be on November 6, 2010, following the Annual Meeting.

Bill Churchill, Secretary *pro tem*