

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES - FEBRUARY 18, 2011

- President Bill Churchill called the meeting to order at 9:00. Present: Directors Warren Ort, Abbie Kessler, Charlie Yohn; Secretary Bob Kelley, Peggy Akers and Tony Smith of Berkeley. Director Diane Krome was absent.
- The minutes of the January 21, 2011 Board meeting were approved.
- Treasurer's Report: Financial reports were distributed. Charlie Yohn noted that there is a large amount of cash in the reserves checking account, but would leave it there given extremely low current CD interest rates. The Treasurer's report was approved. Financial statements are available on the WSG website. Charlie will post the statements at the Gathering Place mail kiosk.
- Committee Reports:
 - Grounds Maintenance and Lot Appearance Committees. Abbie Kessler described the condition of plants, shrubs, etc. at the 524-539 close. An owner will be asked to get consensus on removal of a Bradford pear tree in that close's common area. Peggy Akers reported on various replacements and additions at the 596 close. Tree replacement in the common area is planned for the 540-545 and 552-557 closes. Following a survey of the owners, the cypress trees lining the entrance to the 530-539 close will be trimmed back, but not removed. Bill Churchill noted that he received approval from the Board via e-mail for a \$3,788 contract with Ecoscapes for the 564-569 close landscaping project.
 - Building & Street Maintenance and Architectural Committees. 1.) Warren Ort presented the Board a draft copy of a proposed Principles and Guidelines for Screened-In Decks and Patios from the Screened Porch committee. He asked that the board review the proposal for discussion at next month's regular meeting. 2.) Peggy reported that the garage shutter and window repair project approved last month will begin shortly. 3. There was discussion of initiating preventive maintenance on the HOA's garage door openers. The Board was in general agreement. Berkeley will contact Sandhills Overhead Door and begin negotiations. Sandhills repair records will have to be improved. All agreed that Sandhills has been providing the HOA with outstanding service.
 - Insurance and Nominating Committees - Bill Churchill reported he has met with two agencies to get bids for WSG insurance. Bids will be in by March 18 at the latest. The current contract ends in April.

- Utilities Committee - none.

- Managers Report: covered in Committee reports.

- President

- Bill reported that the Association's covenant change in insurance wording presented at the last owners meeting November 2010 was recorded and filed at the Chatham County Register of Deeds in Pittsboro. A copy is in the Association safe deposit box at Harrington Bank.

- Bill reported on an issue regarding a yellow jacket insect infestation of an owners home and crawl space. The cost to remove was \$450. At issue is question the responsibility for protecting the crawl space from insect entry. After discussion, the Board agree to pay 90% of the cost with the owner paying 10%, or \$45.

- After some discussion, following the request of a homeowner, the Board decided to not adopt a master landscaping plan.

- to clarify responsibilities and remove ambiguity, the Board approved changing the wording in the Quick Reference Manual Responsibilities Chart referring to foundations. WSG's responsibility for "Exterior foundation repairs" is changed to "Exterior foundation surface repairs (cosmetic)". The owner's responsibility for "Crawl space and interior foundation" is changed to "Crawl space, exterior and interior foundation".

The meeting was adjourned at 10:25. The next regularly scheduled meeting will be on March 18, 2011 at 9:00 AM at the Gathering Place.

Bob Kelley
WSG Secretary
2/18/11