

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES - MAY 20, 2011

- Vice-President Warren Ort called the meeting to order at 9:00. Present: Directors Warren Ort, Charlie Yohn, Diane Krome, Abby Kessler; Secretary Bob Kelley, Peggy Akers of Berkeley.
- The minutes of the April 15, 2011 Board meeting were approved.
- Treasurer's Report: Charlie Yohn distributed the April financial reports, noting reserve cash remains at a high level awaiting better CD interest rates. The treasurer's report was approved.
- Committee Reports:

- Grounds Maintenance and Lot Appearance Committees: Abby Kessler. Work is needed in the 588-593 close. Berkeley to pursue. Other small items were mentioned. There was some discussion regarding use of more flowering plants and shrubs in the community. No action taken.

- Building & Street Maintenance and Architectural Committee Some small items were covered, including a soffit at unit 514. Berkeley has received bids on repairing pavement, incipient potholes, and pavement cracks in WSG roads and closes. On Berkeley's recommendation, the Board voted to award the work to Asphalt Enterprises for \$13,925 and to fund the project from the Association's reserve account. (An additional small area was added and approved; Berkeley to negotiate the additional cost.)

- Insurance, Nominating and Utilities Committees - nothing.

- Managers Report: Peggy Akers. 13 work orders were received, 15 were closed. Close trimming will begin in June. Water has been turned on in close 570-581.
- Old Business

Screened Porches. The Board discussed the timing required for the screen porch proposal to be presented to the owners, and whether to place the proposal for a vote to change the covenants on the annual meeting notice in November. Bill Churchill's e-mail comments were discussed. It was finally agreed to ask the ad hoc committee to prepare a presentation for an open WSG owners' meeting in September. If sufficient and positive interest is voted at that presentation, the covenants change to allow screened porches will be included in the annual meeting notice. The Board is aware of the tight timing required to have the annual meeting

notice to the owners at least 30 days before the November 5th meeting.

Budget Planning. There was discussion on the 2012 budget, especially with respect to the adequacy of the contribution to the reserve account. Berkeley was asked to get bids for a reserves consultant to update recommendations last made in 2004. Bob Kelley asked for the current insurance contract cost and payment schedule (10 or 12 months).

Tenant / Owner Communication. There is currently no specific procedure to get reference manual information to new tenants or owners, or to orient them to Weathersfield and the WSG website. It was agreed that block captains should be used and re-established as the principal contact. Bob Kelley will review the current list. A meeting with all block captains in the fall was proposed; no action taken.

The meeting adjourned at 10:20. The next regularly scheduled meeting is September 16, 2011 at 9:00 AM at the Gathering Place. While Board meetings are required at least once every two months, they will be held informally during the summer.

Bob Kelley
WSG Secretary
5/21/11