

WEATHERSFIELD SERVICE GROUP VI

BOARD MEETING MINUTES - SEPTEMBER 16, 2011

- President Bill Churchill called the meeting to order at 9:00. Present: Directors Bill Churchill, Warren Ort, Diane Krome, Abby Kessler, Bob Kelley; and Peggy Akers and Tony Smith of Berkeley.
- Open members appearing: Zana Tauriainen, Trish Hogan and Van Burgess provided the Board with an extensive, thorough presentation concerning their dissatisfaction with their units' lawn and yard maintenance and condition. The Board thanked them for their presentation. The Grounds & Lot Appearance Committee will look into their concerns and recommendations and will respond to them.
- Kevin Giles of Criterium-Giles gave a summary of the WSG reserves study completed this past summer. An increase in reserve funding is recommended to provide adequate future funding for large items, especially roofs and asphalt paving. The board will present a brief summary of the study at the annual meeting.
- The minutes of the May 21 Board meeting were approved.
- Treasurer's Report: Bob Kelley presented the financial report and continued with the proposed budget for 2012. After discussion, the Board approved a motion to propose a budget of no more than \$268,320 at the annual owners' meeting in November. The budget requires an increase of \$10 in monthly dues. Bob noted that dues have increased but \$5 over the past six years. Reserve cash remains at a high level. Current CD rates are unattractive compared with current money market rates. It was suggested that we check rates at other local banks. If competitive, we might be able to negotiate more favorable CD rates with Harrington or move some of our reserves to another bank. Bob agreed to look into it.
- Committee Reports:
 - Grounds Maintenance and Lot Appearance Committees: Abby Kessler. Fall pruning has begun and will be completed by the end of September. A number of trees have been removed. There was discussion of owners' concerns as presented earlier. The committee will meet shortly to deal with those issues.
 - Building & Street Maintenance and Architectural Committee Warren Ort. The screened porches covenant change was discussed. It will appear on the agenda for approval at the owners' meeting in November. An informational meeting will be held in the Gathering Place on October 28 to describe the proposal, its pros and cons, and the restrictions that would be placed on adding a screened porch. Owners will be reminded of this meeting in October.

- Insurance, Nominating and Utilities Committees - nothing to report.

- Managers Report: Peggy Akers. 6 work orders were received, 4 were closed. Power washing needs to wait until all units are washed in 2012. Other activity is covered in committee reports.
- The Board approved a three year contract with Berkeley for property management at \$25,200 per annum. Bill Churchill will handle the contract with Berkeley.
- The regular October Board meeting was moved from October 21 to October 14; same time and place .

The meeting adjourned at 11:50AM. As noted above, the next regular meeting is October 14, 2011 at 9:00 AM at the Gathering Place.

Bob Kelley
WSG Secretary
9/17/11