

## WEATHERSFIELD SERVICE GROUP VI

### MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, 9/11/2017

1. This special meeting of the Board of Directors of Weathersfield Service Group VI was called to order at 2:05 pm in The Gathering Place. In addition to President Jo Bolig, in attendance were Directors Dan Green, Bill Moore, and Hoyt Taylor. Director Nancy Fore was absent. Also attending were Secretary Timothy Gura and Berkeley Property Management Director Peggy Akers.

2. Before moving to the main business items, President Bolig asked the Secretary to record those actions taken by the Board during the summer recess since its last meeting on May 26, 2017. Secretary Timothy Gura reported three action items were authorized:

a) On July 25, 2017, unanimous approval to direct Berkeley Property Management to send a letter to all homeowners to remind them of restrictions to parking in the closes, and to alert them to attend carefully to sewer disposal;

b) On August 9, 2017, unanimous approval to authorize Asphalt Enterprises to repair pavements as described in their bid;

c) On August 24, 2017, unanimous approval of a slate of nominees for the Nominating Committee to include Jo Bolig, Betsy Green, and Zana Taurianen.

3. President Bolig asked Treasurer Hoyt Taylor to present the preliminary materials regarding finances to be presented at the Annual General Meeting, to be held this year on **Monday, November 6, 6:00-8:00 pm in The Gathering Place**. Treasurer Taylor provided a draft version of the required "Reserve Fund Report" which described WSG total assets as of 7/31/17. This report cautioned that sewer expenses were not over, that paving, front stoop repairs, shutter repair or replacement all were likely to need attention in the very near future. Unforeseen expenses will always appear, and keeping the Reserves sound and growing is our present responsibility, especially as we approach the demands to be made when we need to begin to replace roofs. Considerable discussion ensued about how the current expenses (especially the sewer repair) occasioned an increase in HOA dues last year.

Director Taylor then reminded the Board that his Insurance committee had proposed to raise the HOA deductible from \$5000 to \$10,000. This would net a savings of about \$50/yr for each unit, but would require homeowners to increase the deductible of their current individual HO6 policies accordingly, typically at an annual cost of less than \$20/year. During discussion it was apparent that even these savings—as prudent as they are—would not provide sufficient resources to cover a number of unusual upcoming expenses. Director Green reminded the Board that, in response to strong interest expressed by the membership at the 2016 AGM, we had agreed to authorize a financial review (if not a much more expensive certified audit). Further, he cautioned that the last reserve review (which, in 2011,

had alerted us to likely and expensive problems with sewers, paving, and grounds maintenance—all of which have come to pass) needed to be updated. Both of these demands—a financial review and contingency review—would create additional expenses in excess of \$10,000. The Board expressed its reluctance to propose another increase in HOA dues, but saw no palatable ways to resolve these demands consistent with maintaining a robust and healthy reserve fund. Recognizing reality, it was moved and seconded to recommend to the membership an increase of \$10/month (or 3.78%) in the HOA dues to cover a review of the reserves study, the promised financial review, and allied expenses. The motion was approved 4 in favor, 0 opposed.

4. President Bolig asked all Board members to complete revisions of any of their draft documents, and asked Berkeley Property Management to send all appropriate materials to the homeowners in advance of the Annual General Meeting in accordance with the directions in the By-Laws.

5. The next meeting of the Board of Directors will be held on **Friday, September 29 at 2:00 pm in The Gathering Place**. At 3:30 pm, it was moved and seconded to adjourn, and the motion was approved.

Respectfully submitted,

Timothy Gura, Secretary  
September 14, 2017