

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE ANNUAL GENERAL MEETING, NOVEMBER 6, 2017

1. President Jo Bolig called the Annual General Meeting of the members of WSG VI to order at 6:28 pm on November 6, 2017 in The Gathering Place. Present were Directors Jo Bolig, Dan Green, Bill Moore, and Hoyt Taylor. Director Nancy Fore was absent. Also present were Secretary Timothy Gura and Historian Bob Kelley. Representing Berkeley Property Management were Director of Operations Peggy Akers and Field Manager Patsy Smith.

2. President Bolig determined that the required quorum (60% of 104 units, or 64 owners and proxies) was present. She graciously introduced all the Officers and Directors to the membership.

3. President Bolig called on Director Moore to report on Utilities. He detailed the completed external light project (at a modest figure) and introduced Bret Reece to update information on the sewer project. Mr. Reece detailed the achievements ahead of schedule of this year: 5 closes have been cleared, 4 repairs were made. His firm intends to complete at least 508-529 during the coming year. He again encouraged owners not to deposit wipes or cooking fat in the sewer system.

4. Reporting on Building and Street Maintenance, Director Green detailed the termite treatment on 6 garages and 2 crawl spaces. He specified ongoing pavement repair, continued attention to front porches (especially mortar and railings), and regularly scheduled leaf blowing off roofs and power washing in alternate years. He alerted owners to an updated and clarified responsibility chart, available online. His encouragement for the Board to commission a reserve study elicited questions about timelines involved. President Bolig and other Board members assured the group that such a report “would not just sit on a shelf” but would guide future priorities. It was suggested that some formal mechanism be devised to alert new Board members to the long-range plans of previous Boards.

5. Switching to his Webmaster portfolio, Director Green reminded the owners of the address for the WSG website <weathersfieldsg.org> and encouraged all who hadn't joined to sign up. In response to a request, he agreed to arrange a link on the WSG website to the FHA website.

6. Director Taylor introduced two guests from Seagroves Insurance (Jean Droese and Hayden Harrelson) who explained the coverage WSG currently holds. They provided flyers for residents to take with them, and updated them on procedures for filing claims. Director Taylor then explained the rationale behind the Board's decision to increase the WSG deductible from \$5,000 to \$10,000, and how the Board intended to spend the savings accrued. He also described what this increase means for each homeowner's individual HO6 policy. There was broad appreciation for the persuasive clarity of his presentation.

7. President Bolig then asked Director Taylor to provide the Treasurer's report. He explained the reasons why the Board was asking for a \$10 increase in the monthly fees by detailing the ways in which expenditures have grown over the years. He repeated the Board's abiding concern to be prepared financially to begin replacing roofs after 2023. Several questions were raised about specific budget items for 2018, and his answers further developed the argument that this increase (only 3.7%) barely covers the inflationary increase and the increase in expenses in some areas. It was moved and seconded to approve the increase in the monthly dues. Residents were asked to signify approval, and after tallying those present voting in favor and proxies, the resolution was approved. Finally, in response to concerns expressed at last year's meeting, Director Taylor reported that the Board had contracted for an audit, to begin in early 2018.

8. In the absence of Director Fore, President Bolig asked Field Manager Patsy Smith to report on the activities of the Lot Appearance and Grounds Maintenance committee. She described the fall plantings underway, the pruning and cutting of trees, and projected pruning of crepe myrtles. A number of residents reported disappointment or serious dissatisfaction with the treatment of their properties or other properties in their respective closes. Questions were raised regarding how long current contracts run with existing providers, why certain decisions were made in specific cases, and how replacement for removed trees and pruning were decided. Some members expressed an interest in furthering this discussion at future meetings of the Board, and President Bolig welcomed all residents to attend any scheduled Board meeting, all of which are publicized at least a month in advance.

9. President Bolig then introduced the nominees for open positions on the Board, for the 2017-2019 term. Nominated were Ken Benjamin, Jo Bolig, and Bill Simpson. The written ballots were collected and tallied and, with those present and proxies, each candidate was elected.

10. Director Taylor, in his valedictory to leaving the Board as a Director (although he will remain as Treasurer), saluted Dan Green (who is also leaving the Board, although staying on as Webmaster) for his ready willingness to research precedent and provide detailed guidance from the Covenants and the By-Laws of WSG VI. The audience joined in warm recognition of Director Green's exemplary service.

11. A motion to adjourn was made and seconded. It passed at 8:30 pm.

Respectfully submitted,

Timothy Gura, Secretary
November 7, 2017