

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS ON MAY 25, 2018

1. The meeting was called to order at 2:01 pm by President Jo Bolig. Present were Directors Nancy Fore, Bill Kearney, and Bill Moore. Director Simpson was absent. Also present were Treasurer Hoyt Taylor, Secretary Timothy Gura, Historian Bob Kelley, and Berkeley Property Management Director Peggy Akers. Joining the meeting were Joyce and Mike Brennan. (519).
2. President Bolig welcomed the Brennans who voiced questions about who had responsibility for maintenance of the back stoop and steps. It was clarified that original back door steps and stoop were within the purview of the HOA, while additions to the original structure (such as decks, patios, or porches) remained the responsibility of the current owners, regardless of whether they had installed or acquired the property after they were installed.
3. President Bolig entertained a motion to approve the minutes of the meeting of April 27. It was seconded and unanimously passed.
4. Treasurer Hoyt Taylor reported that the April expenses were reported and posted on the websites. He noted that some unusual or once-a-year expenses had been posted this month, which may make the current balances seem lower than expected. Some concerns were then raised about how the residents' monthly contributions dedicated to increasing the reserve funds were recorded. Director Moore and Historian Kelley contributed their wisdom to clarifying the situation.
5. President Bolig reported that 80 residents had attended the Spring Fling and that it produced a very modest profit which was reflected in the Treasurer's Report.
6. Director Fore reported that the Grounds and Lot Appearance Committee had distributed its one-page description of the WSG Landscape Agreement to all residents. She noted that small mowers were now being used in some locations, that the Landscape Committee Procedures were now posted on the WSG website. Ruppert has assisted in cleaning all the green drains, and the committee is considering 8-10 resident requests. Finally, Director Fore moved to add Hope Weber (595B) to the Committee; the motion was seconded and unanimously approved.
7. Director Kearney moved to add Gary Newman (542) to the Architecture & Building & Streets Committee; the motion was seconded and unanimously approved. He reported on the committee's response to concerns about water intrusion (575), front step repair (587), and front porch and railing repair (595F). He noted that his committee has begun a thorough examination of the status of garage roofs, which has been targeted for attention. They intend to survey brick and mortar needs

across Weathersfield and then move their attention to parking lots and asphalt repair.

8. In the absence of Director Simpson, Treasurer Taylor reported the unhappy news that the North Carolina legislature had approved a 16% across-the-board increase in insurance premiums. This effectively wiped out the savings we had incurred by increasing deductibles to \$10,000.

9. Director Moore nominated David Spencer (583) to serve on the Utilities Committee; the motion was seconded and approved unanimously. He provided details of the committee's Storm Water Maintenance Plan, which included emergency repairs and scheduled maintenance. He alerted members that long-term sewer work would resume with Bret Reece, although he is now affiliated with THS.

10. In her report, President Bolig noted the disappointing details of their attempts to get copies of leases for renters in Weathersfield. The Board encouraged the continuation of this effort, and it was noted that some owners who have not maintained their properties consistent with the requirements specified in the WSG By-Laws ought to be reminded of their legally required responsibilities. It was agreed to develop a list of all properties in breach of these requirements and to notify the respective owners that the Board intends to exercise its authority to repair at the owner's expense.

11. President Bolig proposed that the Board continue to meet every fourth Friday, from 2-4 pm, with the exception of September, when the Board will meet on September 14. The Board directed the Secretary to arrange for the room reservations for the Annual General Meeting (which must be held in the first seven days of November) in this priority: 1) November 1; 2) November 7; 3) November 5.

Director Moore reported on the progress of the Ad Hoc committee examining the Draft Reserve Study provided by Criterium-Giles Engineers. Three principal components must converge in a successful plan: necessary capital outlay, operational budget management, and maintenance and growth of a reserve budget fund. Several plans are under consideration. Once their deliberations are completed and approved by the Board, its conclusion needs widespread distribution to the members and clear instructions to all subsequent office holders.

12. At 4:30 pm, a motion to adjourn was seconded and passed unanimously.

Respectfully submitted,

Timothy Gura. Secretary
May 30, 2018