

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, SEPTEMBER 18, 2018

1. The meeting was called to order at 2:01 pm by President Jo Bolig. Present were directors Nancy Fore, Bill Kearney, Bill Moore, and Bill Simpson. Also present were Secretary Timothy Gura, Berkeley Property Management Director Peggy Akers, and Berkeley Property Management Field Manager Patsy Smith. Residents Hope Weber and Cathy Rodgers attended. Treasurer Hoyt Taylor was absent.

2. President Bolig presented the Minutes of the meetings of May 25, 2018 and of August 21, 2018. Both were approved without objection.

3. President Bolig presented the Manager's Report from Berkeley Property Management. It was approved without objection.

4. In the absence of Treasurer Hoyt Taylor, President Bolig referred the Board to the Treasurer's Report, dated 1 September 2018 (available online at <weathersfieldsg.org>).

Related to the Treasurer's Report were the findings of the Audit commissioned by the Board. No issues of concern were reported and the final report will be communicated at the Annual General Meeting in November.

5. President Bolig turned the Board's attention to the Proposed Budget for 2019, reminding the group that, while the Board's approval was necessary to present the item to the membership at the Annual General Meeting, only an affirmative vote of at least 2/3 of the membership present at a duly convened meeting can authorize it officially.

An integral part of the proposed budget is the Board's response to the Reserve Study completed by Criterium-Giles Engineers. Director Moore chaired a group that devoted considerable time to devising feasible ways to deal with the problems present and emerging in an almost 30-year-old community. Their product reflected the growing demands placed on the operating budget, the capital budget, and the essential maintenance of a dependable reserve fund. Their conclusions, detailed to the Board by Director Moore and Director Kearney, strongly persuaded all present that the only fiscally prudent course to follow would be to increase the monthly dues by \$15 per month per unit (which would result in the monthly dues of \$290/month/unit, an increase of 5.45%). After considerable discussion, it was moved and seconded to approve the Proposed Budget for 2019 and refer it to the membership at the Annual General Meeting. The motion passed unanimously.

6. President Bolig reminded the Board that the **Revised** Quick Reference Manual was now available on the website weathersfieldsg.org.

7. Director Fore reported the considerable activities of the Grounds Maintenance Committee during the summer. A wet spring gave rise to increased requests for landscape maintenance, with the understanding that winter damage was typically replaced in the Fall. Pruning—including the increasingly overgrown eleagnus—resumes vigorously in the fall. Finally, she reported that Davey Tree continues an ongoing and painstaking review of dead or dying trees in the neighborhood.

8. Director Kearney reported considerable activity completed by the Architecture, Building & Streets committees over the summer. Recent and on-going projects included attending to porch brick and mortar issues, sidewalk grinding, roof leaks, porch railings, parking lot drainage, sidewalk lighting, and garage door repairs. He also reported that his hard-working committee (Warren Ort and Gary Newman) was considering expanding their group to provide more proactive solutions to potential problems. He was encouraged to nominate volunteers for Board approval.

To illustrate one issue, Director Kearney asked resident Cathy Rodgers (590) to explain her concerns regarding ways to dispel excessive darkness in the path from parking to her residence. Considering that WSG responsibility did not extend to installing additional lighting, she was encouraged to determine precisely what would provide the necessary illumination and discuss with immediate neighbors the likelihood of a shared response to the problem.

In conclusion, he reminded the Board that termite inspection would take place on **Wednesday, September 26, 8 am-5 pm.**

9. Director Simpson reported that because some increases in insurance rates were approved by the North Carolina legislature, we should expect our annual premiums to rise, although the exact figure has not been announced prior to implementation on April 1, 2019.

10. Director Moore reported an impressive series of activities completed by his committee. Now, about 70% of the Weathersfield sewer project has been completed. The process revealed that some additional repairs would be necessary in the Swim & Croquet closes. His committee has had profitable interactions with Envirolink, Inc, the organization that assumed the tasks formerly undertaken by Fitch Creations. One storm water project and repair were completed.

11. President Bolig reported that the Nominating Committee was proposing Bill Moore and Hope Weber for the open slots on the Board. They will be voted on at the Annual General Meeting.

12. President Bolig turned the Board's attention to the discussions begun at the August 21 meeting. Ever mindful of increasing financial pressures, it was moved and seconded to prepare an RFP for selected landscape maintenance companies to investigate costs and capabilities to execute the expanded list of duties currently provided by Ruppert Landscaping. Undertaking this task would be an ad-hoc

committee comprised of Director Fore, Director Bolig, Treasurer Taylor, and residents Hope Weber, Bob Spillane, Sheila Creth, and Doug McAllister, and BPM Field Manager Patsy Smith. The motion was seconded and approved unanimously.

13. The timing and agenda of the Annual General Meeting was discussed. It was concluded that the 6-8 pm time would be sufficient for the membership. She placed special attention on the need to distribute proxies to all residents who would not be able to attend the meeting.

14. President Bolig reminded the Board that its next meeting would be Friday, October 26, 2-4 pm in The Gathering Place. She then adjourned the meeting at 4:35 pm.

Respectfully submitted,

Timothy Gura, Secretary
September 21, 2018