

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE ANNUAL GENERAL MEETING, NOVEMBER 4, 2018

1. President Jo Bolig called the meeting to order at 6:05 pm in The Gathering Place. She began by announcing that a quorum had been achieved. She asked residents who had moved into Weathersfield since November 2017 to stand and be recognized. They were welcomed with warm applause. Then, she introduced the members of the Board of Directors and Officers for 2017-18: Nancy Fore, Bill Kearney, Bill Moore, Bill Simpson, Timothy Gura, and Hoyt Taylor. She also introduced BPM Community Manager Peggy Akers.
2. In response to President Bolig's request, Nancy Fore reported on the activities of the Lot Appearance and Ground Maintenance Committee. They processed 38 homeowner's requests, 20 projects on common grounds, spent \$14,000 on tree maintenance, all completed by 63 visits from Ruppert and 5 from Davey Tree. As retiring board member, she advised the homeowners to remember that we are all caretakers of a 27-acre tree park.
3. Director Kearney described the many activities of the Architectural Review Committee and the Building and Street Maintenance Committee in their efforts to provide considerate care in maintaining our community. Their duties were both pre-planned and occasion-driven/reactive responses. One example: sales of homes entail inspections that often result in unanticipated repairs (and expenses). Moreover, this year the weather created strong demand for repairs, such that new elective projects—unless under specific time-demands--will be deferred until 2019.
4. Turning to Utilities, Director Moore detailed an active agenda that included refurbishing front door and garage lights, continued the extensive sewer repair/cleaning project, and began a new focus on maintaining storm/landscape drains.
5. Director Simpson reported that we would not know final details about insurance premiums until February 2019 at the earliest. He further advised residents to be certain that their HO6 policies responded to the WSG increase in deductible.
6. One major concern of the Board was the reserve study completed by Criterium-Giles Engineers and presented in April 2018. This firm had undertaken the prior study in 2011 and was familiar with the neighborhood. Their report occasioned considerable discussion in Board meetings, and an ad-hoc committee (including Directors Moore and Kearney, Treasurer Taylor, and residents Dan Green, Bob Kelley, and Bob Sydell) was charged with resolving the challenges described in the report.

Dan Green then described the nature of reserve studies, their time-frame (typically 15-20 years), and the relative importance placed on maintenance and capital investments.

Bill Moore sketched the capital outlay plans demanded by aging housing stock. Responding to the demands detailed in the report, his committee devised a “hybrid” plan which used some of the priorities specified therein and some more prudent distribution of expenses. For example, while all garage roofs must be repaired, not all were in equal need of repair, and thus not all need be repaired in the same year.

Bill Kearney specified what reserve budgets must address, and how their interaction with capital projects and operational demands typically produced widely varying balances from year to year. Expenditures of the scale advised in the report—even over 20 years—required the Board to examine revenue options, including regular (if modest) dues increases.

At this point, some members requested further specific detail about what activities and expenses were being proposed for each year, and asked that the charts be posted on the website. This request elicited concerns about maintaining security of the website. In response to another question, Director Kearney reported that he had no knowledge of consistent recurring problems in houses that were inspected prior to sale.

7. Treasurer Hoyt Taylor rose to explain the status of the reserve funds and then to introduce the proposed budget for 2019, including an increase in dues at the rate of \$15/month. Not surprisingly, the topic evoked several questions: about how insurance premiums were affected by state increases, about the characteristics of the “hybrid” plan Director Moore had described, about the WSG responsibilities for garage roofs and house roofs, and about how budgeting information was used. After considerable discussion, it was moved and seconded to vote on the proposed increase. The vote to increase monthly dues by \$15/month/unit was approved.

8. President Bolig announced the candidates for the Board for 2019-2021 nominated by the committee. There were no further nominations from the floor. Bill Moore was re-elected and Hope Weber was elected,

9. President Bolig entertained a motion to adjourn, which was unanimously approved at 8:00 pm.

Respectfully submitted,

Timothy Gura, Secretary
(11/5/2018)