

## WEATHERSFIELD SERVICE GROUP VI

### MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, OCTOBER 26, 2018

1. The meeting was called to order at 2:00 pm by President Jo Bolig. Present were directors Nancy Fore, Bill Kearney, Bill Moore, and Bill Simpson. Also present were Treasurer Hoyt Taylor, Secretary Timothy Gura, and Berkeley Property Management Director Peggy Akers. Joining the meeting, in whole or in part, were residents Dan Green (535), Marlene Jones (550), Bob Spillane (536), and Hope Weber (595B). Seagroves Insurance representative Jean Droese joined for a time.
2. Before proceeding to the formal agenda, President Bolig announced that the Board will shift its scheduled December meeting from December 28 to **December 14, 2-4 pm, The Gathering Place.**
3. President Bolig asked the visiting residents to present any questions or concerns. Bob Spillane (536) reported problems encountered with flooding in the crawl space of his residence. Research from TLS revealed that a large holly adjacent to the house had invaded the drain. It was moved and seconded that WSG-VI would undertake the removal of the invasive tree, and would replace the piping from the foundation to the green garden drain. The motion was approved unanimously.  
  
Later in the meeting, when Jean Droese from Seagroves Insurance had arrived, Marlene Jones (550) sought further clarification of how an individual homeowner's HO6 policy integrated with the WSG HOA policy. Our HOA policy is not with any individual owner, and applies only when total covered damages from a single event exceeded \$10,000. Thus, all owners need their individual HO6 policies to cover their own losses up to \$10,000. Jones further voiced her interest in disaggregating monthly dues statements so that homeowners would know precisely how much of their total contributions were spent in each category. Although it was unclear how this would benefit either residents or WSG, Director Simpson agreed to consider all proposals for any changes.
4. It was moved and seconded to approve the Minutes of the Meeting of September 18, 2018. The motion was approved unanimously.
5. BPM Director Peggy Akers drew attention to her monthly Manager's report. It recorded an unusually high spike in service calls—likely the result of the damages and power outages from the hurricanes—during the past month. It was also announced that Peggy Akers would assume Patsy Smith's portfolio.
6. Treasurer Hoyt Taylor reported that the current financial statements were posted on both websites. He noted a serious increase in general maintenance expenses, concentrated in repairs to garage doors and keys and asphalt repair, both the likely the result of the two hurricanes. He repeated his intention to pursue a

triage on the status of neighborhood replacement of garage roofs. While he found an appreciable increase in unpaid dues, the outstanding balance did not alarm him.

7. Director Kearney reported similar concerns from the impact of the hurricanes: home and garage roofs, garage doors and their keys, siding damage. His committee has been quite active in identifying needs, reviewing repair requests, and tracking progress. Interpreting the covenant policies addressing the interface between the HOA and homeowners responsibility is an area that warrants continuing clarification, communication and access to information for all residents.

8. President Bolig asked Webmaster Dan Green to address concerns that had been raised regarding open access to some documents and reports on our website and the BPM website (such as the audit completed by Petway Mills & Pearson or the Reserve Study prepared by Criterium Giles). Password access to a website—such as is in existence with the FHA website—can inhibit consultation and use by members, and is inconsistent with genuine transparency. Green planned to introduce new strategies to increase website use during the AGM.

9. Director Fore reported the considerable efforts by Ruppertt to clean up after the storm. While some trees fell on porches and common areas, the total damage was surprisingly mild for storms of this ferocity. Fall aeration and seeding has been completed; pruning is in process. Director Fore expressed her gratitude to all the Board members for their collegial collaboration during her tenure.

10. Director Moore reported that sewer maintenance and storm water planning had been completed in the Swim & Croquet closes, although some repairs will be completed later in 2018. The closes off Woodbury (570-581, 582-593, and 594 A-F) would be addressed in 2019.

He then proposed a quite clear and targeted method of presenting to the membership at the AGM both the findings of the Reserve Study as well as the recommendations of the ad hoc advisory group for implementing its suggestions. The Board concurred with his proposals.

Director Moore further agreed to research the feasibility of group discounts on the purchase of home generators.

11. President Bolig reviewed all plans for the AGM, and encouraged Board members who had obtained proxies to be sure to alert BPM.

She reminded members of the change of the December meeting to **December 14.**

12. A motion to adjourn, made at 4:59 pm, was unanimously approved.

Respectfully submitted,

Timothy Gura, Secretary  
(10/31/2018)