

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, DECEMBER 14, 2018

1. The meeting was called to order by President Jo Bolig at 2:00 pm in The Gathering Place. In addition to President Bolig, in attendance were Directors Bill Kearney, Bill Moore, Bill Simpson, and Hope Weber. Treasurer Hoyt Taylor and Secretary Timothy Gura attended, as did BPM Community Manager Peggy Akers. Webmaster Dan Green and resident Gary Newman also attended.
2. After describing a slight rearrangement of the Agenda, President Bolig asked the Board to consider the minutes of the Annual General Meeting and of the meeting of the Board also held on November 4. It was moved and seconded to approve both sets of Minutes, and the motion passed unanimously.
3. Treasurer Hoyt Taylor reported that the financial statements through November 30 are currently posted on the websites. He reported that he had encountered no unusual or surprising expenses.
4. Community Manager Peggy Akers described on-going projects related to storm damage repair and appropriate cleanup. Planting and pruning continues, and the sewer repair continues as scheduled.
5. President Bolig asked Webmaster Dan Green to report on residents who took advantage of the offer to obtain complete copies of the Auditor's Report, the Reserve Study, and the hybrid reserve plan. Four residents requested copies, but any others who consulted the WSG website could read the summary description he had prepared. He reported that non-resident owners would be sent a letter describing the procedures to access this information, if they wish to examine it.
6. Director Simpson reported no new developments affecting insurance coverage or rates.
7. Director Moore reported that THS will have completed the sewer repair work necessary for the units on Swim & Croquet before the end of the year. All the units on Woodbury (from 570-594F) are scheduled for 2019. He and his committee will then turn to maintenance of the storm water drains.
8. Director Kearney reported the Architecture, Buildings, and Streets Committees executed 175 projects in 2018, the majority from homeowner requests. The budget was exceeded because of unusual expenses incurred for brick and mortar repair, roof leaks due to two major storms, garage door issues due to the power outage and numerous house sale inspections. He reported plans to devise tracking mechanism for all information related to requests submitted; approvals; work scheduled and completed; and related information. He also reported initial

plans for repairing the 92 (out of 104) garage roofs in dire need of repair. It was moved and seconded that the committee be authorized to seek independent assessment of the status of the roofs at the rate of \$185/hr, limited to one hour. The motion was seconded and approved unanimously. Finally, he described the initial steps to direct resources more immediately to preventive maintenance.

9. President Bolig raised the issue of a WSG policy on snow removal and referred to the draft circulated by Dan Green two years earlier. WSG attorney Lori Jones counseled that a formal policy statement that the Board did not undertake snow removal would help prevent liability. It was moved and seconded to publicize the slightly revised statement on all WSG websites; the motion passed unanimously.

10. President Bolig asked the Board to consider a password-protected section on the WSG Website to include possible sensitive information—such as extensive financial documents or repair schedules. Webmaster Green agreed to explore the mechanics, although the Board was of several minds about the usefulness of such a development.

11. President Bolig, after reflecting on the AGM and in consultation with several homeowners, announced that only paper ballots would be used in the future. She also asked for suggestions to streamline the meeting. Distribution of all relevant materials prior to the meeting, limiting oral presentations to three minutes, deferring individual questions to private conferences with the relevant Director, and more extensive preparation were proposed.

12. Director Weber reported that Grounds and Lot Appearance had processed a total of 15 homeowner requests in addition to common area improvements in the 530-539 close. She described plans to consolidate information for website postings. Finally, she reported the ad-hoc committee surveying landscape maintenance contractors in Fearington would begin in February.

13. A motion to adjourn, made at 4:25, received unanimous approval.

Respectfully submitted,

Timothy Gura, Secretary
(12/18/2018)