

## **WEATHERSFIELD SERVICE GROUP VI**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, FEBRUARY 22, 2019.**

1. The meeting was called to order by President Jo Bolig at 2:00 pm in The Gathering Place. Directors Bill Kearney, Bill Moore, and Bill Simpson attended. Director Hope Weber joined the meeting by speakerphone. Secretary Timothy Gura and Treasurer Hoyt Taylor attended, as did BPM Community Manager Peggy Akers. Resident Nancy Fore (570) also attended.
2. Before taking up the agenda, President Bolig reminded the Board of the protocol for community residents who attend the meeting: residents who are not Board members are always offered an opportunity at the beginning of the meeting to inform the Board of their concerns. When the “open to all residents” segment of the meeting concludes, residents may choose to stay, but (unless asked by a Board member) do not have voice in any further deliberations. In the event the Board must convene in Executive Session, only Directors and Board members may attend.
3. President Bolig entertained a motion to approve the Minutes of the meeting of January 25. The motion was seconded and approved unanimously.
4. BPM Community Manager Peggy Akers presented her monthly report. Two major items—sewer repair and roofing—were to be explored later in the meeting. There were no questions from the Board.
5. Treasurer Hoyt Taylor informed the Board that a \$100K CD was maturing at the end of the month. Inasmuch as we expect major expenses from garage roof repair and paving in the short term, he sought the Board’s advice about reinvesting the maturing funds. It was moved, seconded, and unanimously approved to authorize the Treasurer to invest these funds at an appropriate rate and duration. This month’s financials will be posted before February 28.
6. President Bolig turned to Communications. Secretary Gura reported. In collaboration with Directors Kearney, Moore, and Weber, plans for a committee on “Living in Weathersfield.” Details are likely to be ready for the March meeting.
7. (a) Director Weber and Community Manager Akers reported that the new Committee on Lot Appearance and Ground Maintenance has begun to develop the procedures they will use this year. Under consideration are dollar limits on individual renovations/replacements, deferring major planting until the fall to permit the budget to weather the hurricane season, refining the action spreadsheet which tracks all requests, and strategies to deal with pervasive eleagnus.  
  
(b) In a related issue, President Bolig informed the Board that she was optimistic that FHA would allow Ruppert a week to store mulch in a small section of The

Gathering Place parking lot. She was reminded that WSG was responsible for maintaining property on the south side of Village Way, between Swim & Croquet and the Smokehouse Kiosk. All the open spaces (beyond the owner's property lines) behind, at the sides of, or in the front of, any unit in Weathersfield are common property, open to all residents and may not be restricted by any owner.

8. President Bolig recognized Director Kearney, who chairs both the Committee on Architecture and the Committee on Building and Street Maintenance. He reported that his committee had approved three (3) property modifications and BPM was managing forty (40) repair requests thus far this year. Most of the repairs dealt with garages and roofs. Blowing debris off garage and home roofs has been completed, and the county was contacted and has repaired several potholes. He reported that the deadline for garage roof replacement proposals was 2/28/2019. He circulated a revised Garage Door Maintenance Policy; it was moved and seconded to approve and circulate the revised policy, and the motion was unanimously approved. His committee will explore the feasibility and expense of numbering garage doors, and will provide a revised policy on gutters at the March meeting.

9. Director Simpson reported no new information regarding insurance premiums. As authorized in 2013, the Board alerts all homeowners of the pre-litigation mediation requirements described in detail on the website.

10. President Bolig asked Director Moore to report on the Utilities Committee. He specified three repairs and cleaning completed on Swim & Croquet. Storm water drains and water lines are emerging issues for their study. He recommended that the Board's stated policy on sewer maintenance make clear that WSG is responsible for the maintenance and repair of water lines from the meter to the exterior of a resident's foundation. This also gives WSG control over the procurement of contractors who are working in common areas. He also shared a number of maps tracking storm water drains, sewer drains, and water meters in WSG.

11. President Bolig reported that the Spring Fling will take place on either Saturday, 5/4 or Friday 5/10 this year. After discussion, it was decided that an Open House this year merited further consideration.

12. At 4:15, in response to a motion that was seconded and approved unanimously, President Bolig adjourned the meeting with the reminder that the next meeting would take place on **Friday, March 22, at 2:00 pm.**

Respectfully Submitted,

Timothy Gura, Secretary  
February 27, 2019