

## WEATHERSFIELD VI

### Board of Directors Meeting

12/11/09

Board members present: John McLaughlin, President, Bill Churchill VP, Doris Flexner, Ken Benjamin and Diane Krome. Also present Bob Kelley, past president, Charlie Yohn, Treasurer and Gene Stunck, Secretary. Tony Smith and Peggy Akers represented Berkeley Property Management.

John McLaughlin opened the meeting, introduced Diane Krome, new board member, and thanked Bob Kelley for his past service and commented on Bob's many accomplishments in his two years as president of the board. A quorum was established and the minutes of the annual meeting were approved.

#### Committee Reports

- **Budget & Finance**

Charlie Yohn presented the November balance sheet and budget. The association is on budget and the finances are in order. The treasurer is reviewing and will make a recommendation what to do with a \$50,000 CD maturing January 4, 2010.

- **Grounds and lot appearance**

This report was presented by Doris Flexner. Clean-up of branches in the common areas and some tree removal is currently being completed. There are three Bradford Pear trees in Woodbury near #580 that may cause a future problem Doris Flexner is consider how this should be handled as these trees may present a safety hazard. It was discussed that because of a disagreement on payment to an independent contractor for some work done we need, with the help of Berkeley Management, to provide stronger control over contractor jobs and payments.

- **Utilities**

There will not be a sewer rate increase this year. A further study is being done on the installation of solar panels by unit owners.

- **Building Maintenance/Architectural**

The sidewalks have been pressure washed and everyone is ecstatic by the results. Ken Benjamin is treating for fire ants in WSG VI. A discussion was held on painting vs replacing some of the unit's shutters. This is ongoing and Ken will follow-up and make his recommendations to the board in January 2010.

- **Insurance**

- Bill Churchill and his committee are working on a long standing problem on which insurance coverage applies to improvements and betterments on real property; the association policy or the unit owner's policy. The by-laws apply responsibility to the association which conflicts with the association covenants. This is an on-going discussion and will be resolved in early 2010.

Peggy Akers and Tony Smith commented on work orders, the Berkeley website and WSG VI's collection policy and procedures. The collection policy has been revised and the results will be included in the revision of the Redi-Reference Manual.

Meeting adjourned at 10:17 AM. Next meeting date is January 15, 2010.

Gene Stunck, Secretary