

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, OCTOBER 25, 2019

1. The meeting was called to order by President Jo Bolig at 3:05 pm in The Gathering Place. Also present were Directors Bill Kearney, Bill Moore, Bill Simpson, and Hope Weber. Treasurer Hoyt Taylor and Secretary Timothy Gura were present, as was Community Manager Peggy Akers. Adam Jones, President of Mill House Properties, attended. Residents Bob Spillane (536) and Marianne Bork (575) attended the first part of the meeting.
2. President Bolig asked the residents to present their concerns. Bob Spillane (536) asked the Board to consider developing more specific and careful guidelines to rental of units. He argued that, in order to maintain community property values, there should be a limit on the number of rentals permitted. President Bolig reminded him that the existing Covenants already specify some restrictions, but agreed to ask the Board to consider the problems attendant on rental units.
Marianne Bork (575) reported her serious problems with inadequate service from Ruppert Landscaping, including odd service days, inappropriate pruning, and ignored debris. Director Weber agreed to meet with her in the near future.
3. President Bolig introduced Adam Jones, the president of Mill House Properties, which recently acquired Berkeley Property Management. Mr. Jones alerted us to the wholesale transfer of BPM staff to Mill House (so that the people who serviced us before the sale would continue in their same positions), some important internal communications developments in their offices, and his intentions to maintain excellent relations with the WSG. In response to questions, he agreed to continue to explore the ramifications of rental units, including AirBNB, in Weathersfield.
4. President Bolig asked the Board to consider the minutes of the meeting of September 13, 2019. and they were unanimously approved.
5. Peggy Akers reviewed the Manager's Report circulated earlier. 8 new work orders were received, and as of today, 13 orders had been cleared. Pruning has been completed, aeration and seeding will finish shortly, and she and her team will be present for the AGM on November 2. No questions ensued.
6. Treasurer Hoyt Taylor reported a calm month in a lively year. He reminded the Board that the proposed \$20/unit/month dues increase moves us in the right direction but will not solve all the financial concerns we confront. He noted that he had received the proceeds of the Holiday Party account, forwarded some to the Committee's designee, and will retain the rest until requested. He asked the Board to review the "HOA Dues Collection Policy and Procedures" currently used. No revisions were proposed, so a motion to post these procedures on the Website was made and seconded, and unanimously approved.

7 The Communications Committee reported that it was ready for all new arrivals—owners and renters—with its “Welcome to Weathserfield” packet and protocol for teams who visit the new residents.

8. Director Weber reported that her committee was ready to distribute RFP’s for landscape maintenance contractors on November 1, with the intention to close on 12/15. Linda Cotton (542) had completed unapproved work on common areas but had asked the committee to permit some further planting at her expense, pending approval from the utility servers. The committee was considering 2 other homeowner replanting requests. One of the semi-annual “Education Sessions” had been completed. Sheila Creth (587) has resigned from the Committee.

9. Director Kearney offered three major items from the Committees on Architecture and Building Maintenance. (1) Thus far this year, Mill House Properties has received 135 work requests and is \$1100 under budget for completed projects other than major construction (such as the garage roofing completed in June). (2) Discrepancies with the accuracy of unit designations in the recent termite inspection report are being addressed by the pest control contractor (Pest & Termite Consultants). Mill House Properties is coordinating with the contractor to define the schedule for follow-up inspections where units were missed, treatment where needed and finalizing contract invoice payment. 3) A request to replace porch railings in one unit might provide an innovative way for homeowners and the HOA to collaborate on improvements.

10. Director Moore reported that his committee had attended the FHA presentation on sewers in Fearington. He mentioned that Envirolink manages the Fearington system, but does not own them. He described the ongoing work to connect with Briar Chapel, and reminded the Board that NC Utilities Commission had not yet approved the juncture of the two communities. Finally, one request for repairs caused by problems with inadequate gutters is pending.

11. Director Simpson reported that his committee would be ready to issue six RFP’s for WSG insurance needs, currently costing \$47,000/year.

12. President Bolig distributed the Annual Reports of all committees for delivery to homeowners before the **AGM on Saturday, November 2, at 2:30 pm in The Gathering Place**. The next regular meeting of the Board will be on **December 20, 2019 at 2:00 pm**. At 5:07 pm, she entertained a motion to adjourn, which was unanimously approved.

Respectfully submitted,

Timothy Gura, Secretary
(October 30, 2019)