

## **WEATHERSFIELD SERVICE GROUP VI**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, JANUARY 24, 2020**

1. The meeting was called to order by President Jo Bolig at 2:00 pm in The Gathering Place. Also in attendance were Directors Bill Kearney, Bill Moore, Bill Simpson, and Hope Weber. Treasurer Hoyt Taylor and Secretary Timothy Gura attended. Mill House Properties Community Manager Peggy Akers joined the meeting, as did Webmaster Dan Green.
2. A motion was made and seconded to approve the Minutes of the December 20, 2019 meeting, and it was unanimously approved.
3. In her Manager's Report, Peggy Akers reported four new and four closed work orders, and alerted the Board that roof blowing would begin on 1/28/2020.
4. Treasurer Hoyt Taylor, after reviewing a series of unusual expenses in 2019, encouraged the Board to remain especially mindful of new expenses in 2020. He reported that the proceeds of two CD's the Board owned (one of which had matured and one of which was about to mature) would be reinvested in the most advantageous venues.
5. Secretary Timothy Gura reported that the Communications Committee members are meeting new residents who are available and willing to consult.
6. Director Weber reported that the Landscape Committee were reviewing the submission from 3 contractors, and are seeking clarification in various areas. The Davey Tree work authorized in 2019 has now been completed. Mulching will start on 2/3/2020. She inspected a fence at 570 but found no structural damage.
7. Director Kearney said his committees on Architecture and Building & Street Maintenance had authorized a website notice announcing the roof blowing on 1/28. They would present a similar notice reporting start dates for pressure washing. The HOA provided property modification requirements information on January 15 to a same day email inquiry from the property manager representing the owner of unit 595A seeking to install a ramp for their tenant; the owner's property modification definition/request for approval had not been received as of January 24. The installation of a ramp, temporary or otherwise, would be the responsibility of the owner after approval for the modification has come from the Board.
8. Director Simpson reported that the Insurance Committee had met to examine the proposals from three bidders, and extended the deadline for their responses to 2/1/2020. Their tasks are consistent with a 4/1/2020 implementation.

9. Director Moore reported the efforts of an extremely active Utilities Committee. They continue to monitor the developments in sewer maintenance undertaken village-wide by Old North State and Envirolink. The WSG sewer project will be completed in 2020, and the committee has selected two storm water/drainage projects to pursue immediately. They intend to prioritize the remaining storm water projects. In a related matter, the Committee reported it had received questions about the owners' responsibility for water line maintenance. After discussion, it was moved and seconded that, henceforth; "WSG is responsible for maintaining the water line from the meter to the outside wall of a resident's foundation." The motion was unanimously approved.

10. The Board has been alerted to the concerns of owners in 518-519 regarding the impact of gutter installation. While it was clear that more research was required to respond fully, the Board reiterated that neighboring homeowners need to collaborate to find the most satisfactory solutions to shared problems.

11. President Bolig turned the Board's attention to the expiration of the current property management contract at the end of 2020. After thorough discussion of various methods to consider providers, it was moved and seconded: (1) to create an ad-hoc committee to supervise all matters relative to finding an appropriate property management firm; and (2) to appoint Jo Bolig, Woods Doster, Dan Green, and Hoyt Taylor to serve on the committee. The motion was unanimously approved.

12. Webmaster Dan Green presented a thorough review of his ongoing project to find appropriate maintenance and storage venues for the WSG website. He recommended the use of Google Drive for a series of protocols/procedures for sharing and storing files. The Board encouraged him to begin the process deliberately and keep them apprised of his progress.

13. President Bolig reminded the Board that the next meeting will be **Friday, February 28 at 2:00 pm**. At 4:45 pm, in response to a motion made and seconded, the Board voted to adjourn.

Respectfully submitted,

Timothy Gura, Secretary  
(1/29/2020)