

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, FEBRUARY 28, 2020

1. President Jo Bolig called the meeting to order at 2:00 pm. Also present were Directors Bill Kearney, Bill Moore, Bill Simpson, and Hope Weber. Treasurer Hoyt Taylor was absent; Secretary Timothy Gura was present. Mill House Properties (MHP) Community Manager Peggy Akers was present. Resident Bob Spillane (536) joined the meeting for the first part.
2. In response to President Bolig's offer, Bob Spillane reported his continued interest in ways to limit rentals in the community, and expressed his appreciation for being kept apprised of the ongoing discussion. When that discussion concluded, he repeated his appreciation, offered his assistance in any way, and left.
3. It was moved and seconded to approve the Minutes of the meeting of January 27, 2020, which had been circulated. The motion passed unanimously,
4. In her Manager's Report, Akers summarized activities which later would be detailed by the various committee chairs. She then reported a series of communications with Board attorney Lori Jones regarding the limitations on, and restrictions governing, imposing rental restrictions. The attorney's advice was that any such change would require amending the covenants, which itself requires the signed and notarized consent of the owners of at least 78 units. Other possibilities were discussed. A motion was made and seconded to direct the Manager to draft a letter, to be attached to all leases written for properties in WSG-VI, which details pertinent segments of the Bylaws and the Covenants describing the responsibilities of renters, owners, and property managers. The motion was unanimously approved. Community Manager Akers agreed to share the draft with the Board's attorney and, further, to inquire about her experiences with other communities who sought to establish in their covenants percentage restrictions on rentals.
5. President Bolig reported that the February financials would be posted shortly.
6. Reporting on his Committees on Architecture and Building & Street Maintenance, Director Kearney reported one approved property modification request, completed blowing off of roof debris, and their coordinated efforts with MHP to schedule and secure the best price for pressure-washing home siding in late spring after pollen season. The 15 repairs completed thus far this year by MHP included attention to roofs, garage doors, porch railings, and animal intrusions.

After discussion of the problems attendant on animal intrusion, it was moved and seconded that the following paragraph be added to the "Guidelines for Homeowners" section on the WSG website:

Animal Intrusion

Per the WSG maintenance responsibility matrix, homeowners are responsible for the removal and control of animals and pests inside their home. If a homeowner discovers or suspects an animal intrusion (e.g., mice, squirrels, bats, birds), s/he should coordinate directly with a professional service provider to address the condition. The homeowner may contact MHP for any suggested contractors. The homeowner and the professional animal/pest service are responsible to trap/remove and/or assure that no critter(s) are inhabiting the suspect area as well as identifying possible entry points. Upon servicing the critter(s) removal, the homeowner shall contact MHP for any necessary maintenance repairs of noted external entry locations.

The motion was passed unanimously.

7. Director Simpson reported the research of his committee on Insurance. He asked committee member Hope Weber to outline the essentials of insurance procedures. Their search revealed that an offer from Harford, a new company with an A+ bond rating, would provide the same coverage as we had with the current policy at the lowest bid. It was moved and seconded to accept their bid at \$52,805 for the year starting April 1, 2020, and the motion was unanimously approved.

8. Director Moore reported that his committee on Utilities had thoroughly examined the incidents at the pumping station at the bottom of Woodbury. Of the two pumps that went out, one has already been replaced and the other is undergoing repair. Envirolink was called to attend to a blockage at 596B. Three drainage projects are imminent, and he will detail them at the March meeting.

9. President Bolig encouraged all members of the Board to recruit new members to their committees and for future service on the Board.

10. In her President's Report, President Bolig reported the information she had obtained from other community presidents at their monthly meeting. She announced that the first meeting of the Management Review Committee established by the Board in January would take place on March 1. Further, she announced that the Spring Fling had been scheduled for May 15, 5-7 pm, in The Grove.

11. Director Weber reported that her Landscape Committee had been especially active. The tree pruning has been completed; the mulch and turf treatment has been completed. They have decided not to replace expiring pencil hollies bordering many garage doors, and replace them with stone. They have revised the Landscape Modification Request to require that neighbors sign that they have been informed of the requested change. She reported concerns of some residents with speeding on Weathersfield. Finally, after gratefully acknowledging the hard work of her

committee, she reported their findings about hiring a landscape contractor when the current contract expires in December. The Board approved their recommendation. The decision will not be finalized until mid-November.

12. President Bolig reminded the Board that its next meeting would be on **Friday, March 27, 2-4 pm in The Gathering Place.**

13. In response to a motion made and seconded, and unanimously approved, the Board adjourned at 4:25 pm.

Respectfully submitted,

Timothy Gura, Secretary
(3/4/2020)