

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE CONFERENCE CALL MEETING OF THE BOARD OF DIRECTORS, APRIL 24, 2020

1. Pursuant to the restrictions against groups meeting in person during the health crisis, the Board of Directors convened via conference call on April 24, 2020 at 2:00 pm. Participating in the call were Directors Jo Bolig, Bill Kearney, Bill Moore, Bill Simpson, and Hope Weber. Also present were Treasurer Hoyt Taylor, Secretary Timothy Gura, and MHP Community Manager Peggy Akers. A quorum was present.
2. President Bolig asked the Board to consider the “Notes of the Electronic Meeting of March 27, 2020,” which was approved unanimously.
3. In her Manager’s Report, Peggy Akers summarized the committee activities which were discussed more fully during subsequent reports.
4. Treasurer Hoyt Taylor reported a quiet month of activity. During this time, a new software system was adopted resulting in budget reports that look somewhat different from their immediate predecessors. Start-up glitches have been resolved. The report for March has been posted.
5. No new issues were forthcoming from the Communications Committee.
6. Director Weber reported that weekly lawn maintenance would take place primarily on Wednesdays, depending on crew availability. One homeowner has requested replacing a diseased holly. The Committee on Landscape has decided to test a new growth regulator whose application could help to eliminate an expensive third pruning.

The most troubling experience of the Landscape Committee arose from one owner’s repeated interference with the delivery of regular maintenance services to the overall community from the Ruppert crew. This well-known, troublesome behavior recently erupted again, once again including inappropriate threats. The Board directed Peggy Akers to consult immediately with its attorney about the range of legal interventions open. Director Weber stressed again the need for a quick and thorough response.

7. Director Bill Kearney reported that his Committee on Architecture had approved one homeowner’s property modification request to install a temporary home access ramp. The Committee on Building and Street Maintenance has deferred general homeowner maintenance requests—other than for imminent safety and property protection—until health concerns abate. At this point, power washing of homes and garages remains scheduled for June 15-25, although these, too, depend on community health directives.

8. Director Moore reported that the Utilities Committee has suspended three drainage projects until the corona virus crisis subsides.
9. Director Simpson reported no new developments from the Insurance committee.
10. President Bolig had no new developments from the Nominating Committee.
11. In her President's Report, Jo Bolig reported that the ad hoc committee researching an acceptable management company to retain starting 1/1/2021, responding to the suggestion of the Board, endorsed the idea of approaching Mill House Properties for an extension of one year to its expiring contract. If MHP agrees, President Bolig will share the details with the Board.

The Board expressed its preference to continue conference calls for the next meeting.

12. Under the category of Old Business, given an inquiry from a resident regarding back-up power generators, the Board discussed development of an HOA policy. HOA covenant noise restrictions along with safety, insurance and liability concerns exist for our densely configured community. A policy statement is being developed and further coordination continues.

Turning to the continuing concern of some owners about the percentage of rentals in Weathersfield, the Board explored in close detail appropriate language for a statement of restrictions, currently enumerated in the Covenants, to be incorporated into all leases for properties in WSG-VI. Director Kearney recommended including repair procedures, and Manager Akers agreed to share the amplified version with the Board before sending it for the lawyer's consideration. The document will be used in conjunction with any leases that owners/agents have,

Finally, in its hope to avoid misinformation, the Board recommended that the Weathersfield section still accessible on the Berkeley Property Management website be taken down as soon as possible.

- 13, President Bolig reminded the Board that its next meeting is scheduled for **Friday, May 29**—one week later than usual due to the Memorial Day weekend. At 4:29 pm, she entertained a motion to adjourn, which was unanimously approved.

Respectfully submitted,

Timothy Gura, Secretary
[April 29, 2020]