

WEATHERSFIELD SERVICE GROUP VI

MINUTES OF THE ZOOM MEETING OF THE BOARD OF DIRECTORS, NOVEMBER 2, 2020

1. President Jo Bolig called the Zoom meeting to order at 2:02 P.M. Directors David Piet, Bob Sydell, Bill Kearney, and David Spencer were in attendance as well as Secretary Nancy Peterson and Mill House Properties (MHP) Community Manager Peggy Akers. Treasurer Hoyt Taylor and Communications Officer Dan Green were absent.
2. In response to a request from President Bolig, a motion to approve the Minutes of the Board meeting of October 23, 2020, was made and seconded. The Minutes were approved.
3. The Board turned to the election of Officers for the 2020-2021 year. Jo Bolig, President; David Spencer, Vice President; Nancy Peterson, Secretary; and Hoyt Taylor, Treasurer were elected unanimously for terms of one (1) year.
4. President Bolig reported that, by mail-in ballot for new Directors, a quorum was established with David Piet and Bob Sydell elected to serve (2) year terms. One name was submitted as a write-in candidate for consideration for a Director position. However, when this individual was called and asked if s/he wished to be considered for a Director position, the individual declined.
5. President Bolig then asked the Board to consider individuals to serve as chairpersons for all Standing committees of the Board. It was moved, seconded, and unanimously approved that committee chairpersons be appointed and serve as follows:
 - (a) Bill Kearney, Architecture; Building and Street Maintenance
 - (b) Dan Green, Communications
 - (c) David Spencer, Insurance
 - (d) David Piet, Landscaping
 - (e) Jo Bolig, Nominating
 - (f) Bob Sydell, Utilities
6. Secretary Peterson reported that she will ask current directors, officers, and committee chairpersons to confirm their contact information for inclusion in the upcoming 2021 issue of the F.H.A. Directory.
7. Director Piet reported that his committee and the landscaping contractor are currently working on the landscape rejuvenation of the total Weathersfield community. This major undertaking is to take place in December 2020. All plants and shrubs will be cut back below ground floor windows at houses as well as garage windows where they are up against railings or siding. This is to protect the wood and sidings as well as allow access to water meters and repairmen. Plants or small trees that are taller than 12 feet will be pruned and shaped to enhance the beauty and new growth. Ruppert cannot prune higher than 12 feet due to insurance constraints. He advised that the rejuvenation will cost \$17,000 with \$8,900 coming from the 2020 budget. He requested the nominations of Terry Lucas (594C) and Nancy Piet (541) to serve on the Landscaping committee. They were unanimously approved.
8. Director Kearney reported on the results of the recent pest and termite inspections of garages and crawlspaces. Three garages could not be accessed on the scheduled day of

inspection. Inspectors will make another attempt on November 5th. If these garages remain inaccessible, the unit owners will be charged for inspections conducted after this date.

9. President Bolig and Peggy Akers opened discussion regarding the revised draft of the rental agreement with a particular rental agency. This revised Agreement seeks to regularize the WSG Agreement with the rental agency's lease agreement and to strengthen enforcement of the WSG Covenants. Following review of the revised Agreement, the Directors agreed that it does require renters to abide by WSG's existing covenants. Recommended and approved changes will be incorporated into the next draft.

The Directors discussed ways to ensure improved communication between the rental agency, owners, and renters as to what WSG Covenants require of individuals living here and will seek the help of the Communications committee in doing this. These actions were suggested to increase awareness of and compliance with WSG Covenants: coordination with the F.H.A. and Mill House Properties (MHP) to ensure timely, accurate notification to the Board of new residents (owners and renters); work with the F.H.A. to understand their New Resident process and coordinate information, including adding some of our WSG information into their packet; increase emphasis on distribution of the recently devised "one sheeter" that details particular components of the WSG Covenants. Peggy Akers will provide new Board members with this document.

10. Director Sydell reported that the committee will be able to move forward with projects funded by the 2020 and 2021 proposed sewer and storm water budgets. Two (2) sewer line repairs are scheduled to be done in 2020, and two (2) sewer line issues will need to be addressed in 2021. Two (2) storm water drainage projects are planned for 2021. Much has been done in sewer line and storm water preventative maintenance over the last few years. There may be unforeseen issues next year, but the overall number of future projects should be reduced from previous years. Per Peggy Akers, a few sewer lines still need to be inspected.

11. It was moved and seconded that Director Spencer will work with MHP to add an additional \$250,000 in Criminal Insurance. That policy, plus the existing \$250,000 in Fidelity Bonds, should be adequate to cover the WSG funds potentially at risk at any one time (totaling \$400,000). COIs for the two forms of coverage will be requested to verify.

12. The Directors discussed the on-going issues of a resident involving the WSG Board and landscaping contractor. They discussed recently received communication and will continue to consider alternative approaches to arrive at a satisfactory resolution.

13. The Board agreed to change the monthly meeting schedule from the 4th Friday of each month to the 4th Thursday of each month starting in January 2021.

14. It was agreed that there will be no December meeting, pending any unforeseen need. Peggy Akers reported that Mill House Properties will be closed December 23-27 and December 31-January 1, 2021.

15. At 3:55 P.M. President Bolig entertained a motion to adjourn which was seconded and approved without dissent. The next regularly scheduled Board of Directors meeting will be Thursday, January 28, 2021, at 2:00 P.M.

Respectfully submitted,

Nancy K. Peterson, Secretary (11/15/2020)