

**Weathersfield Service Group
Board of Directors Meeting - Minutes
January 27, 2022
Zoom Format**

President David Spencer called the zoom meeting to order at 2:00 pm. Directors David Piet, Bob Sydell, Larry Layton, and Steve Krasnow were in attendance, and, therefore a quorum was present. Treasurer Hoyt Taylor, Communications Officer Dan Green, and Mill House Properties (MHP) Community Manager Peggy Akers were also in attendance. Secretary Nancy Peterson joined the call at 2:20 pm.

President Spencer requested a motion to approve the Minutes of the Board meeting on November 6, 2022. The motion was made and seconded. The Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

- Manager Akers reminded the Board of the process of sending monthly Financial Reports from Mill House to the WSG Board Treasurer for approval. Once approved, the Financial Report is posted on the WSG website and the kiosk near the Gathering Place. The monthly ledgers are sent to Committee Chairs, as needed.
- There are six new work orders, primarily for garage door repairs.
- Ruppert is on their winter schedule.
- Two estimates for roof repairs have been received.

Financial Report - Treasurer, Hoyt Taylor

- 2021/2022: Financials in 2021 (full year posted on the WSG website) were in line with expectations. Routine operating expenses were generally in line with the budget and, as planned, roughly \$100,000 was taken out of reserves for the paving project in several closes. Nevertheless, total cash assets remain quite healthy at over \$300,000. It will be necessary to continue to build them to deal with other major capital projects in the next few years.

Architecture Committee Report - Chair, Steve Krasnow

- In December, requests were approved for a screened porch and two "level two" 220 volt EV charging stations. One charging station is for the interior of the garage and the second will be on a pedestal. The request includes a provision for County inspection after the work is completed. Guidelines will be established regarding charging stations as experience builds with best practices do's and don'ts.

Buildings and Street Maintenance Committee Report - Chair, Larry Layton

- In November, CTI Roofing blew off home and garage roof debris and issued a report on observable roof issues for follow-up preventative maintenance action. A significant number of defects were found that include many of the roofs in Weathersfield. CTI and one other roofing company provided estimates for the repairs, which could prevent other issues and potential weaknesses. Given the experience with CTI and the price point, the Board approved the Committee's motion to accept the CTI bid and proceed with the roof repairs listed in the Report. The timing of the repairs is to be determined.
- Proactively, there is also a need for long-term plans for porch, and garage maintenance that will lower ongoing costs.
- In keeping with the new CDC Guidelines regarding Omicron, it was emphasized that all repair people need to wear KN95 or N95 masks when working in Weathersfield.

Communications Committee Report - Chair, Dan Green

- The Welcome Packet for new residents was updated in several areas, including the President's Welcome, "What a New Resident Needs to Know Right Away" and Reminders on Key Items in the Covenants.
- The Winter Quarterly Reminders document was produced, delivered, and posted.
- Residents received a Holiday Greeting card by the Committee.
- Committee Chair Green proposed deleting Board and Committee Chair contact information as well as Committee member names and contact information from the WSG website. This is due to a rash of scam emails. Residents can continue to find this information in the Fearrington Directory (paper and electronic versions), which is accessible only to FV residents. The Board approved the proposal.
- The Committee continues to keep WSG residents well informed via the website and in emails.

Insurance Committee Report - Chair, David Spencer

- There were no insurance claims in 2021. There are no claims to date in 2022.
- Current WSG insurance policies will expire at the end of March. An insurance evaluation on new coverage (Property & General Liability, Umbrella, and Director & Officer) has begun, with RFP's issued to four (4) insurance agencies.
- After transfer of maintenance (but not ownership) of the WSG path to the FHA, the agency that handles the FHA's affairs added Weathersfield as an additional insured to the FHA's liability insurance.

Landscape Committee Report - Chair, David Piet

- The "WSG Path" was transferred to the FHA for on-going maintenance.
- Ruppert is on a winter 10-day general maintenance schedule and will begin mulching in the coming weeks.
- In December 2021, Committee Chair Piet and Davey Tree's Keith Wright surveyed trees to determine any safety hazards. The survey also included pruning crepe myrtles, which will include a thinning out of limbs and a clipping of overhanging branches.
- In January, Davey Tree completed its annual branch and tree pruning. The work on crepe myrtles will be completed by the end of January, weather permitting.

Utilities Committee - Chair, Bob Sydell

- The Committee is seeking a solution to the problem with lights in the Grove.
- Concrete flat top storm drains have been raised, as needed.
- 26 sewer lines will be inspected by camera in 2022 with the goal of doing all 104 over the next 4 years (preventative maintenance).
- All stone rip-rap leading up to concrete flat tops will be reviewed to ensure minimum ground erosion.
- Low water pressure in one area is being evaluated and monitored. In another area, an estimate will be obtained to prevent excessive water buildup in one close due to an inadequately sized parking lot storm drain.

Other Topics

The Board received a written request from a resident to institute a cap on rentals in Weathersfield, who expressed concerns and cited the following reasons to approve a cap:

- Prevent outside or corporate investors from taking over large portions of the community
- Residents desire to maintain FV community values and culture
- Fewer renters equates to higher community participation

- Resident ownership enhances community appearance and relationships
- Reduce possibility that the units in a close are primarily renter occupied

Given Countryhouse's recent setting of a rental cap limit, the resident felt Weathersfield could be at the top of the list in FV as the best choice for rentals.

President Spencer led the Board discussion. Members discussed the process, including pros and cons of establishing a cap on rentals, assessing what limits work best, and the proper procedures leading to, and including changing the existing Covenants. Other topics included the percentage of votes needed, a better understanding of Countryhouse's process, and potential legal issues. A homeowner survey was recommended to determine the level of interest in a cap. The Board expressed the need to get additional information in order to determine the best course of action over the next few months. A decision was made to designate a Board subgroup to further evaluate this important topic.

At 3:55 pm, President Spencer entertained a motion to adjourn the meeting which was seconded and approved.

The next regularly scheduled Board of Directors meeting will be Thursday, February 24, 2022 at 2:00 pm.

Respectfully submitted,

Nancy Peterson
Secretary
January 29, 2022