

**Weathersfield Service Group
Board of Directors Meeting - Minutes
February 24, 2022
Zoom Format**

President David Spencer called the Zoom meeting to order at 2:02 pm. Directors David Piet, Bob Sydell, Larry Layton, and Steve Krasnow were in attendance, and, therefore a quorum was present. Treasurer Hoyt Taylor, Secretary Nancy Peterson, and Mill House Properties (MHP) Community Manager Peggy Akers were also in attendance.

President Spencer requested a motion to approve the Minutes of the Board meeting on January 27, 2022. The motion was made and seconded. The Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

- There were nine new work orders and nine completed work orders.
- Mill House is working with Committee Chairs on projects including landscaping, roof repairs, and roof clean-up, as needed.

Financial Report - Treasurer, Hoyt Taylor

- January was a good month for finances, with a fair amount of income, including prepaid dues. Treasurer Taylor noted that insurance premiums and the bill for roof expenses will soon be received/due and paid.

Buildings and Street Maintenance Committee Report - Chair, Larry Layton

- Director Layton continues to focus on preventative maintenance in a number of areas.
- The Roof Maintenance Project has been completed.
- The project to blow off home and garage roof debris has been completed except for sections of five roofs that need to be blown off.
- Regarding repairing the defects listed in CTI Roofing's report, three roof leaks occurred, requiring immediate action and payment. Fixing them could not wait for the CTI repair project to begin. Costs adjustments will be made if the Report included related issues in these units.
- Director Layton reported on a significant number of un-level sidewalk hazards throughout Weathersfield that could potentially be unsafe. It was decided that a notice will go to residents to make them aware and cautious. The areas will be identified by painting them with a yellow stripe, and they will be repaired. Two sidewalks blocks in particular have been raised by tree roots enough that they may need to be lifted in order to deal with the roots.
- Director Layton is researching alternatives to our current wood porches which are costly to repair and are ageing out.
- The latest power washing last year, in which bleach was used, affected some bushes and recently washed windows. This issue will be discussed, including whether bushes were covered prior to the power washing.
- Issues with garage doors malfunctioning continue. Director Layton is evaluating this on-going and costly repair issue with an eye to evaluating how many of the repairs are repeat vs. relatively solitary events.

Architecture Committee Report - Chair, Steve Krasnow

- The installation of a "Level 2" 240 Volt EV Charging Station was completed. The second request, to be installed on an outdoor post, will be completed shortly. There was

discussion about the trend in buying electric cars and the value of researching options that may be cost-effective and benefit a larger group of owners.

Communications Committee Report - Chair, Dan Green

Committee Chair Dan Green was not present for the meeting but submitted a committee report.

- Website notices were posted, including planned roof preventative maintenance and landscape maintenance. New WSG Board documents and calendar events were also posted.
- In keeping with a recent Countryhouse covenant change regarding rental caps and several requests within Weathersfield to examine the pros and cons, web postings and emails were used to communicate to residents that a Board evaluation is underway. The rental review notices encouraged homeowners to send comments to the Board.
- Board members were encouraged to send in items to be included in the upcoming Spring Bulletin, to be released in late March.

Insurance Committee Report - Chair, David Spencer

- 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; RFP's were issued to four (4) insurance agencies. One (1) renewal response has been received, from Harford, citing a close to 4% increase for Property & General Liability insurance. Although this is an increase, it is important to know that we can get constant coverage under current terms. The other 3 agencies requested additional information and forms to complete, which was done, allowing them to respond with their own proposals by a March 10 deadline.

Landscape Committee Report - Chair, David Piet

- Ruppert is scheduled to edge and mulch from February 25-28, weather permitting. Effective March 2, from spring through fall, Ruppert will resume its weekly schedule performing routine maintenance each Wednesday.
- Davey Tree completed its annual branch and tree thinning and pruning, including the pruning of 79 crepe myrtles.
- Director Piet emphasized the importance of residents reading the website Landscape notice or the hardcopy handout they received to ensure they are aware of and follow the Landscaping Guidelines. These Guidelines highlight the Rupert spring through fall schedule and the procedures for proper preparation and placement of leaf bags and yard debris.

Utilities Committee - Chair, Bob Sydell

- The problem with the lights in the Grove has been solved.
- Inspection of 26 sewer lines will begin in March as part of a yearly rotation process (preventative maintenance).
- Inspection of WSG storm drainage will occur in March to ensure adequate drainage. Some areas may be starting to wear away (preventative maintenance).
- The issue regarding low water pressure in one close continues. Chatham County has been unable to locate the main line and fix the problem and has hired a private company to find a solution. Chatham County will take responsibility for repairing the lawn and curb.

Other Topics

- Concern has been expressed regarding the high deer population in Weathersfield and how the deer could affect the safety and health of residents.
- President Spencer led the Board discussion on adding a cap on rentals. He provided an update including new insight provided by two lawyers, a meeting with Mill House, and on-going research by the Committee. The Board discussed the valuable comments and feedback from our residents regarding a limit on rentals. Next steps include a fact-filled, modified Background Information document, along with a survey to go to homeowners. Once the surveys are completed and returned, an in-person Q&A for homeowners will be scheduled.

At 3:50pm, 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, March 24, 2022 from 2-4pm at The Gathering Place.

Respectfully submitted,

Nancy Peterson
Secretary
February 27, 2022