

**Weathersfield Service Group
Board of Directors Meeting - Minutes
March 24, 2022
In-Person Meeting at the Gathering Place**

President David Spencer called the meeting to order at 2:05 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, Communications Officer Dan Green 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 February 24, 2022. The motion was made and seconded. The Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

- There were five new work orders and three completed work orders.
- Mill House is working with Committee Chairs on projects including roof repairs and clean-up, sidewalk safety monitoring and preventative garage maintenance as needed.
- Mill House has also been assisting in recording/tabulating the results of the rental cap survey.

Financial Report - Treasurer, Hoyt Taylor

- Despite a \$20,000 payment for tree removal, the finances for February were tracking to budgets and in good order.

Architecture Committee Report - Chair, Steve Krasnow

- The installation of a second, outdoor "Level 2" 240 Volt EV Charging Station was completed in a state-of-the-art manner. Because of the difference in technology to an earlier installation at a different property, Director Krasnow would like to oversee a third project before trying to write guidelines that can have some flexibility and longevity of relevance.
- In the course of constructing porches or other changes to houses, homeowners have been advised of their responsibility for the upkeep of the modifications. The Board asked Mill House if it was possible to record in AppFolio any owner changes to houses so that they can be documented for future reference.
- The existing wrought-iron benches in the grassy common areas of the closes are in variable condition. Two had to be removed due to safety concerns. Directors Krasnow and Layton are evaluating aluminum replacements that should weather better. An informal poll of homeowners was suggested to gauge how much the benches were actually used or desired.

Buildings and Street Maintenance Committee Report - Chair, Larry Layton

Director Layton continues to focus on preventative maintenance in a number of areas.

- Plat maps have been placed on the Board's Google drive to assist in determining how far new screened porches can extend from houses, in cases where there is doubt or some landscape constraint.
- Director Layton referred to his earlier report on a significant number of un-level sidewalk hazards throughout Weathersfield that could potentially be unsafe. A cost estimate has been received and the Board has determined to address the most serious first, with repairs to the rest continuing over time. Those potential hazards not

yet addressed will be marked and an announcement will go out to homeowners advising them of this project.

- A preventative maintenance program for garage doors was sent out to bid to two contractors, both of which have done extensive work for Weathersfield or other similar Ferrington Village communities. One was selected on this basis and work is to be started next month in Swim & Croquet, with the program extending across the rest of the community over time.

Communications Committee Report - Chair, Dan Green

- Website notices for sidewalk maintenance, rental cap survey and other topics were discussed, along with items for the Spring Bulletin.

Insurance Committee Report - Chair, David Spencer

- President Spencer summarized the process that has now resulted in a successful bid for the next insurance policy cycle, starting April 1. The Seagroves Agency was once more selected, with Property & General Liability and Umbrella liability coverage through Harford and Director & Officer insurance through Westchester. Premium costs were slightly higher than last year.

Landscape Committee Report - Chair, David Piet

- Scheduled spring landscaping is proceeding as planned by Ruppert. Directors Sydel and Piet are working with Ruppert to repair the Common Area landscape in Close 508-513 and will bill Chatham County.

Utilities Committee - Chair, Bob Sydel

- Sewer line inspection of the first set of 26 sewer lines in progress and minor issues with roots and line bellies were found, although nothing threatening current function.
- Inspection and cleanout of easily blocked WSG storm drains was done by Ruppert.
- The issue regarding low water pressure in one close has been repaired by Chatham County, who is responsible for repairing the area in which the repairs were done.

Other Topics

- Following package distribution to all homeowners, Secretary Peterson summarized the status of the survey forms returned on the subject of rental caps. Due date for all returns was set for March 31, but will be extended if necessary.

At 3:30pm, 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, April 28, 2022 from 2:00 to 4:00 pm at The Gathering Place.

Respectfully submitted,

David Spencer
President
April 7, 2022