

**Weathersfield Service Group (WSG) HOA  
Board of Directors Meeting - Minutes  
May 26, 2022  
In-Person Meeting at the Gathering Place**

President David Spencer called the 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, Secretary Nancy Peterson, and Mill House Properties (MHP) Community Manager Peggy Akers were also in attendance, the latter two by videoconference.

The meeting began with an open session to hear concerns by a homeowner involving a landscaping issue, which was resolved to everyone's satisfaction.

The open session came to a close and President Spencer requested a motion to approve the Minutes of the Board meeting on March 24, 2022. The motion was made and seconded. The Minutes were approved.

**Mill House Community Manager's Report - Peggy Akers**

- There were four new work orders and nine completed work orders.
- Mill House is working with Committee Chairs on projects as needed.

**Financial Report - Treasurer, Hoyt Taylor**

- Overall, financials through the end of April are tracking to budget. Expenditures on tree removal, building maintenance, and sewer services are accumulating slightly ahead of budget rate for this time of year.

**Architecture Committee Report - Chair, Steve Krasnow**

- Modification requests have been received for two of four desired architectural projects.
- The existing wrought-iron benches in the grassy common areas of the closes are in variable condition. Eight are in poor condition. At issue is whether to replace them and if so, with what. One aluminum painted bench in a design that generally fits the appearance of the existing ones and that should stand up well to weather will be ordered and given a trial. If results are positive, more could be ordered to replace the benches that are missing or in poor condition, if desired by homeowners in the corresponding closes.

**Buildings and Street Maintenance Committee Report - Chair, Larry Layton**

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

- WSG is switching garage repair from an as-needed basis to one of preventative maintenance. The first garages to receive the new preventative maintenance program were the closes in Swim & Croquet. Garages are in variable shape, ranging from only needing a tune-up to remediation of various types of defects. The plan is to attend to these garages and then to carry out the same preventative maintenance program on a quarter of WSG's garages each year so that by four years from now, all garages will be in a uniform preventative maintenance program, which should save WSG a significant amount of money. Of course, garages not yet in the program will still be repaired as needed.
- As noted in the March meeting, there are a significant number of un-level sidewalk hazards throughout Weathersfield that could potentially be unsafe. The two worst locations, requiring more than just grinding the protruding areas, will be addressed shortly, 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. Residents should continue to use caution in the locations that will be not be fixed immediately.

- In one case, a paving issue has led to water pooling and entering a garage. Suitable options for addressing this issue are being evaluated
- Power washing is scheduled for the end of June. A plan for execution by close has been generated, as well as a communication plan to allow all homeowners timely notification so that plants and other objects around the houses can be protected. The washing program will include pre- and post-washes with water to make sure any chemicals are removed.

#### **Communications Committee Report - Chair, Dan Green**

- Committee Chair Green submitted a written report on the Communication Committee's activities. Spring reminders posts were distributed and the website continues to be updated. Other Fearington communities have complimented WSG on the website and feel that it may be a good model to emulate.

#### **Insurance Committee Report - Chair, David Spencer**

- President Spencer stated that no claims had been filed.

#### **Landscape Committee Report - Chair, David Piet**

- The landscaping disruption in Swim & Croquet as well as along Village Way that was necessitated by water line repair by Chatham County has now been restored with sod, plantings, grading and seeding. Residents of that close have set up a schedule for waterings to help them as the sod and plantings take hold. Curb replacement in the parking area is still to be done by Chatham County.
- Planned landscaping work is still being done as scheduled by Ruppert, but they are under some pressure due to staffing shortfalls, which they are addressing with additional hires.
- A number of additional trees for inspection/trimming/removal have been identified for Davey Tree to attend to on their next visit.

#### **Utilities Committee - Chair, Bob Sydell**

- As now with garage maintenance, sewer line inspection has the preventative maintenance goal of evaluating and repairing a quarter of WSG lines per year. The first set of 26 sewer lines is progress and minor issues with roots and line bellies were found, although nothing threatening current function. Five more lines remain to be scoped.
- Inspection and cleanout of easily blocked WSG storm drains continues, although somewhat slowed by temporary short-staffing at Ruppert.

#### **Other Topics**

- President Spencer was elected to head a Nominating Committee, required by WSG Bylaws, in preparation for this fall's Annual General Meeting (AGM).
- As the North Carolina and Chatham County housing markets continue to generate high volume sales, especially by investment companies, best options to deal proactively with the situation were discussed. The following next steps were agreed by vote of the Directors. First, a trial formulation of Covenant change to institute a 12% rental cap (without additional ownership period requirement) will be generated with WSG's lawyer. Given that the number of rented/leased houses in WSG is now 7 out of our 104 houses, this proposal seemed to leave room for future changes as well as to be the best fit to the results and comments obtained by the recent homeowner survey on

this topic. Second, the Rental Cap Subcommittee will generate a set of talking points related to this recommendation to be discussed with WSG homeowners, including information on what has been happening on investor purchasers of homes in the state of North Carolina in the interim. A possible third step would be to determine at this fall's AGM if sufficient authorized signatures can be obtained to enact this Covenant change or whether reformulations are necessary to gain approval. In order to advance consensus in the community, one possibility would be to hold a fall "box lunch" community meeting at the Grove (in lieu of an early December Holiday Party), similar to what was successfully done last year, in October or early November before the AGM.

At 3:45 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, June 23, 2022 from 2:00 to 4:00 pm at The Gathering Place.

Respectfully submitted,

David Spencer  
President  
May 27, 2022