

**Weathersfield Service Group (WSG) HOA
Board of Directors Meeting - Minutes
June 23, 2022
Zoom Meeting**

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. Secretary Nancy Peterson, Communications Chair Dan Green, and Mill House Properties (MHP) Community Manager Peggy Akers were also in attendance. Treasurer Hoyt Taylor joined the meeting in progress.

President Spencer requested a motion to approve the Minutes of the Board meeting on May 26, 2022. The motion was made and seconded. The Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

It was a busy and productive month. Working with the Committee Chairs, two major projects were completed: repairing two high priority sidewalk issues and finalizing landscaping, curb repair and clean-up at Swim & Croquet.

Architecture Committee Report - Chair, Steve Krasnow

- The four current project requests have been delayed due to difficulty finding contractors to do the work and the unavailability of residents who have been out of town.
- Serving as Chair Layton's back-up, Chair Krasnow spent time learning about garage oversight and maintenance and meeting our service representative.

Buildings and Street Maintenance Committee Report - Chair, Larry Layton

- As was previously mentioned, WSG is switching garage repair from an as-needed basis to one of preventative maintenance. In the first phase, 14 garages in Swim and Croquet have been inspected and repaired as needed and any other garages that need repairs this year will be inspected and repaired to the same new standard. It is planned that a quarter of WSG's garages will be done to this standard, each year. There was a discussion regarding how to track the program.
- Many garage keys do not work or do not exist. As hurricane season approaches, residents are to contact Mill House to discuss the process for key replacement.
- Residents were advised of the unsafe sidewalk issues and work on the two worst, un-level sidewalk hazards has been satisfactorily completed. Repairs to the rest will continue over time. Residents should continue to use caution in the locations that have not been fixed.
- We are in the middle of the power washing process. Before the project began, a plan for execution by close was generated, as well as a communication plan to allow all homeowners timely notification.

Communications Committee Report - Chair, Dan Green

- Committee Chair Green discussed plans to include the important work being done by the Board in the Summer Bulletin. He will address work on sidewalks, sewers, garages, and pruning, all part of a comprehensive program focused on safety, preventative and general maintenance.

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 and along Village Way has ended and Chatham County has committed to send a check to cover agreed-upon expenses the county incurred.
- Ruppert has hired Tim Lally to help maintain its service standards and address an ongoing shortage of workers.
- Pruning is occurring, close by close.
- Installation of a gravel path alongside one house was approved.

Utilities Committee - Chair, Bob Sydell

- Major projects scheduled for 2022 have been completed. 27 sewer lines were inspected; 3 areas needed repairs and they have been completed.
- A plan regarding soil erosion at a residence is being evaluated.

Other Topics

- Recommended next steps regarding a rental cap were discussed and approved. First, two updated documents, the rental cap "Points for Homeowners to Consider" and the "Rental Cap Language Proposal for Weathersfield HOA" were approved and seconded by vote of the Directors. Second, referencing these approved documents, the Rental Cap Subcommittee will meet with WSG's lawyer on June 30 to generate a trial formulation of a Covenant change to institute a 12% rental cap (without additional ownership period requirement). Third, the Rental Cap Subcommittee will distribute the approved set of updated talking points related to this recommendation to be discussed with WSG homeowners. The information includes an escalation of real estate needs in Chatham County, aggressive investor purchasers of homes in North Carolina, and higher insurance rates for HOAs, determined by the number of renters. A possible fourth step would be to determine if sufficient authorized signatures can be obtained to enact this Covenant change in time for the November AGM or whether reformulations are necessary to gain approval.
- A possible Fall holiday party was discussed, similar to what was successfully done last year before the AGM, to be held at the Grove in October, in lieu of an early December Holiday Party. This would be a good occasion to discuss questions and concerns on the proposed rental cap Covenants amendment with the community.

Financial Report - Treasurer, Hoyt Taylor

There was interest in discussing the WSG Reserve Plan, in keeping with our focus on on-going, rotating preventative maintenance and to ensure that there is money set aside for the unexpected. Treasurer Taylor said WSG is currently in a strong position regarding funds. The current Reserve Plan was created in 2018 and inflation was factored in at 3%. Money and a time-line were designated for certain necessary replacements including home and garage roofs, parking lots and front doors, porches and railings. Year-end balances become the starting balances in the new year. Estimated costs for roof replacement will be re-visited to make sure we stay on target.

At 3:59 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, September 22, 2022 from 2:00 to 4:00 pm at The Gathering Place.

Respectfully submitted,
Nancy Peterson, Secretary
June 25, 2022