

**Weathersfield Service Group (WSG) HOA
Board of Directors Meeting - Minutes
October 27, 2022
The Gathering Place**

President David Spencer called the meeting to order at 1:55 pm. Directors David Piet, Bob Sydell, Larry Layton and Steve Krasnow were in attendance, and therefore a quorum was present. Communications Chair Dan Green, 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 of September 15, 2022. The motion was made and seconded. The Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

Seventeen new work orders are underway and eight have been closed. Packets for the November 5 Annual General Meeting were mailed to homeowners in early October, including the materials covering the proposed rental cap amendment.

Treasurer's Report - Treasurer, Hoyt Taylor

- The last insurance payment was made in September and other expenses were in line with expectations. Although savings versus budget are being realized in grounds upkeep, building maintenance and sewer repairs are running ahead of budget. It is likely that more building maintenance expenses will accrue by year's end due to some strongly needed porch repairs, meaning somewhat less contribution this year to our growing reserves. Both porch repair and sewer work has an increased preventative maintenance emphasis, hopefully resulting in future savings.

Architecture Committee Report - Chair, Steve Krasnow

- A new screened porch construction request was approved.

Buildings and Street Maintenance Committee Report - Chair, Larry Layton

- The switch in contractors for porch inspection and repair has resulted in better quality repairs and the rating of all porches in the community on need for repair. Many of the top priority porches are being dealt with this year, while category 2 is on hold for attention next year.
- Roof blowing will be delayed to early next year due to the fact that there is much less debris accumulation than expected.
- Additional garages have been repaired, bringing the total for the new preventative and normed maintenance approach closer to 25% of all garages this year.
- Four roof repairs are underway. The gutters on one house were damaged by a fallen limb from a tree on common area. The Board holds to the policy that repairs to structures added by homeowners, such as gutters, remain the responsibility of the homeowner, whereas damage to the original structure (e.g., roofs) will be dealt with by the HOA.
- The building committee will evaluate the necessity of adding a coat of sealant to the close parking lots that were paved last year.
- The brick steps in the front of each house will be inspected to determine if grout repairs are needed, and if so, will be attended to next year.

Communications Committee Report - Chair, Dan Green

- The Fall bulletin was issued. Next month, the chair of the communications committee will shift to Joyce Brennan but Dan will remain on the committee. The Board gave thanks to Dan for all the work done on behalf of the community.

Insurance Committee Report - Chair, David Spencer

- President Spencer stated that no claims had been filed. As usual, a bidding process will be initiated early next year to determine our insurance agent and carrier.

Landscape Committee Report - Chair, David Piet

- Fall pruning has been completed and new plants have been placed at some homes and in a common area in Swim & Croquet.
- David Piet and the Board gave thanks to Bob Sydell for managing some of the Landscape issues in David's summer absence.

Utilities Committee - Chair, Bob Sydell

- A landscape drain was added in the close at the end of Woodbury and substantial water drainage improvement was completed at another house.

Annual General Meeting (AGM) preparations - Chair, David Spencer

- The procedure for holding the AGM on November 5 were discussed.

Rental Cap Project

- Ballot return status was reviewed and the procedure for reminders was discussed.

Other business

- The board agreed that it was appropriate to place a stenciled letter on the front of each house in those closes where houses have letters instead of just numbers, in order to reduce confusion to package deliverers.

The meeting was adjourned at 3:40 pm.

Board meeting dates were proposed for next year. They are (all at 2:00 pm in the Gathering Place): January 26, February 23, March 23, April 27, May 25, September 21 and October 26. The 2023 AGM will be on November 4 at 2:30 pm in the Gathering Place.

Respectfully submitted,
David Spencer
President
October 30, 2022