

Weathersfield Service Group (WSG) HOA
Annual General Meeting Minutes
November 5, 2022
The Gathering Place

President David Spencer called the meeting to order at 2:35pm. Directors David Piet, Bob Sydell, Steve Krasnow, and Larry Layton were in attendance. Joining them were Secretary Nancy Peterson and Mill House Properties (MHP) representatives Peggy Akers and Tara Lacara. A quorum of homeowners was reached by those in attendance and proxies cast by those who did not attend.

- President Spencer welcomed the homeowners to the first in-person WSG Annual General Meeting since Covid began. He thanked the many Weathersfield residents who helped WSG meet goals during Covid, despite the challenges the pandemic created.
- President Spencer introduced himself and the representatives from Mill House and asked the other members of the 2021-2022 Board to introduce themselves.
- President Spencer referred to the packet of information sent to all homeowners in October which included today's agenda. The agenda included brief summaries of work done by each Committee, the Treasurer's report, the Rental Cap Amendment Proposal, and the nominations for Directors as the Directors/Chairs of the Landscaping Committee and Utilities Committee terms end today.
- Homeowners were encouraged to attend Board of Directors meetings and President Spencer informed the group of the meeting schedule. The next meeting is Thursday, January 26, 2023 at 2pm. He referred those interested on all board documents to the Weathersfield website, weathersfieldsg.org.

Highlights of Committee reports can be found below. President Spencer reminded the group that the complete texts of the Committee Reports and the Treasurer's Report may be found in the October packets.

Annual Reports from Standing Committees

- **Architecture.** Director Krasnow's overview focused on requests completed or substantially completed to date including screened porches, decks, and EV charging stations and the importance of homeowners reviewing rules and regulations before requesting a property modification.
- **Building Maintenance.** Director Layton discussed the aging of the community; and, therefore, the increasing number and cost of garage, roof, and porch repairs. Proactively addressing this issue, the committee has shifted from reactively repairing problems to proactively preventing them in the areas where repairs are especially costly: garages, roofs, and porches.
- **Insurance.** President Spencer reviewed the kinds of insurance covered by the WSG, the competitive bidding process and insurance costs to date, anticipating cost increases due to inflation, the age of the community, and less flexibility insurance agencies have over premiums. He emphasized the need for homeowners to ensure their home insurance policy covers the \$10,000 deductible on the WSG policy.
- **Landscaping.** Director Piet's discussion included landscaping challenges in the last twelve months relating to excessive heat, storms, the rapid growth of plants (post-rejuvenation), and Ruppert staff changes. He encouraged residents to go to the WSG Website for ongoing notices and up-to-date information. In response to a

question about the possibility of timing power washing with landscaping maintenance, Directors Piet and Layton said they would work together to coordinate timing, if possible.

- **Utilities.** Director Sydell informed the homeowners of a Swim and Croquet issue regarding low water pressure that was identified, located, and repaired. Due to our aging community, he, too, has developed a preventative maintenance approach in high cost repair areas, in this case on-going inspection of our sewer system.

Treasurer's Report - David Spencer for Hoyt Taylor

- President Spencer presented an overview of the detailed financial report Treasurer Taylor provided in the October packet. The overview included the 2023 budget, an increase in the HOA assessment and the long-term reserves fund. The 2023 budget included increases for line items including insurance, landscape contract, building maintenance (primarily for increased porch repairs), sewer services, and storm drains. These increases are due to strong inflation and enhanced needs. An increase in the HOA assessment of \$25/per house per month will be effective in January 2023. A question was asked regarding the return on the fund's investment in CD's. President Spencer stressed that an on-going increase in expenses and HOA assessments may need to be anticipated and a new reserve plan considered to ensure WSG remains on track as the community ages. Given the increase in home values, our investments need to be protected.

Rental Cap Amendment Proposal

- The deadline for voting is December 2. President Spencer asked Secretary Peterson to report on the current status of votes received. Secretary Peterson reported that, due to the nature of an amendment proposal, 75% of the homeowners in WSG's 104 units needed to vote in favor of the rental cap (one vote per household) for it to pass. Including completed ballots received during this meeting, the 78 votes needed has already been met, with over 80 votes in favor of the amendment proposal. Due to questions regarding several ballots received in the meeting, to ensure accuracy, residents will be informed of the specific count once it is confirmed.

Election of Directors

- President Spencer thanked out-going Director Bob Sydell for his outstanding service. He was given a Certificate of Appreciation from the Board.
- President Spencer turned to the election of directors for terms of two years, beginning after this meeting. The two nominated candidates, David Piet, (for reelection), and John Tyrrell (a current member of the Utilities Committee), were introduced and they gave the group an overview of their background and experience. When President Spencer asked for nominations from the floor, none were made. At this time, President Spencer gave attendees who had not already voted an opportunity to cast their votes. When the votes were tallied, David Piet and John Tyrrell were elected.

At 3:30pm, with the election results received and when there were no other questions, President Spencer adjourned the meeting.

Respectfully submitted,
Nancy K. Peterson
Secretary
November 13, 2022