

**Weathersfield Service Group
Board of Directors Meeting - Minutes
May 25, 2023
The Gathering Place**

President David Spencer called the in-person meeting to order at 2:00 pm. Directors Steve Krasnow, David Piet, and John Tyrrell attended and, therefore, a quorum was present. Treasurer Hoyt Taylor, Secretary Nancy Peterson and Mill House Properties (MHP) Community Manager Peggy Akers and HOA Office Manager Michelle Johnson were also in attendance. Director Larry Layton and Communications Officer Joyce Brennan were unable to attend.

President Spencer requested a motion to approve the Minutes of the Board meeting on April 27, 2023. The motion was made and seconded; therefore, the Minutes were approved.

Mill House Community Manager's Report - Peggy Akers

- Highlights for May have been finalization of the plans to upgrade the Grove, preparations for roof replacement on 12 garages and evaluation of the most recent masonry work.
- There were eight (8) new work orders in the last 30 days.
- MHP Manager Peggy Akers discussed her impending retirement as of July 1. Her position will be assumed by Michelle Johnson, and they will transition accordingly. The board thanked Peggy for her years of service to the Weathersfield community, the outstanding quality of her work, and the assistance she provided all new board members in navigating their responsibilities.

Financial Report - Treasurer, Hoyt Taylor

- Treasurer Taylor provided an overview of the current year's finances. While tree removal, building maintenance, and sewer repair expenses are running ahead of budget for this point in the year, barring unforeseen circumstances, he projects that we will end the year with the planned contribution to the reserves.

Architecture Committee Report - Chair, Steve Krasnow

- Two Property Modification Applications were approved for deck replacements.

Building and Street Maintenance Committee Report - Steve Krasnow, representing Chair, Larry Layton

- Final review of the most recent masonry pointing by CIT is pending before further work is scheduled.
- Replacement of twelve (12) older garage roofs that were not replaced in 2019 will start June 5 and continue over the next two days.
- Proactive inspections and repairs of garages have been completed for the year, although as-needed repair will continue.

Communications Committee Report - Chair, Joyce Brennan (presented by President, David Spencer)

- New committee and board documents have been posted to the website as needed and Welcome Packets distributed.
- The board confirmed the policy to continue to do email blasts only for events that are timely and important for community members to be aware of. Paper notifications will be given when mandatory actions are needed (e.g., for termite inspections) to ensure communication to those who do not use email.

Insurance Committee Report - Chair, David Spencer

- No insurance claims have been made on our policies to date in 2023.

Landscape Committee Report - Chair, David Piet

- Bush pruning has begun and will continue through May 31. Four closes have been completed.
- Turf Renovation is scheduled for late September/early October.
- Due to extensive tree removal already done this year, additional pruning or removal will only be done for reasons of safety.
- Regarding the Landscape and Utilities Committees' joint Grove Enhancement Project, Ruppert has been selected to do the ground work. Utilities Committee Chair Tyrrell has identified, procured, and installed affordable and durable new lighting.

Utilities Committee Report - Chair, John Tyrrell

- Sanitary sewer repairs continue on three units. Those houses for which sewer cleanouts could not be located, during proactive efforts to find them, will be notified.
- Culvert clearance on the east side of Woodbury is planned by NC DOT.

At 3:33 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 on Thursday, September 14, 2023, from 2-4 pm at The Gathering Place.

Respectfully submitted,

David Spencer,
President,
May 26, 2023