

**Weathersfield Service Group
Supplemental Board of Directors Meeting – Minutes
June 26, 2025
President Steve Krasnow’s Residence**

President Krasnow called the WSG Board meeting to order at 2:00 p.m. Directors Bob Spillane, Rebecca Newton, and John Bailey attended the meeting; therefore, a quorum was present. Secretary Maria Tanner, Communications Chair Joyce Brennan, and Mill House Properties (MHP) Director of HOA Operations Michelle Johnson were also in attendance. Director Ernie Clarke and Utilities Committee Chair Dan Thomas were absent.

Motion: Director Spillane made a motion to approve the Board Meeting Minutes for May 28, 2025. President Krasnow seconded the motion which passed unanimously.

Property Manager’s Report – Director of HOA Operations, Michelle Johnson

- The May financials have been shared with President Krasnow and Treasurer Newton. Bernard Robinson expects to start the audit in late July.
- Since the last Manager’s Report, thirteen (13) work orders were opened. The work order report has been shared with the Board.
- Although the pruning was delayed because of storms and excessive heat, Ruppert finished pruning on June 30. Landscaping Chair John Bailey is working with Davey Tree on some needed tree work.
- Per previous Board approval, paving at 558-569 Weathersfield, 570-581 Woodbury, and 508-518 Swim and Croquet is to be paid from the Reserves. There most likely will be additional costs for the subbase repairs.
- Raleigh Paving will start paving the 558-569 close on July 9. It will take two (2) days. Mill House Properties has notified the residents in that close. Fliers will be distributed as reminders to them. Residents affected by the paving are to park in Weathersfield as well as at the Gathering Place, but not at the mail kiosk parking.
- Michelle will communicate three (3) main points to Ruppert Landscaping:
 1. Begin landscaping work at the two ends of WSG at the designated gravel parking areas.
 2. Make sure WSG gets as much attention as other HOAs in Farrington Village.
 3. Make sure that Ruppert has enough staffing and equipment to do their work efficiently.

Architectural Committee Report – Chair, Bob Spillane

- The Committee reviewed and approved the request for ramp installation on 592 Woodbury, which subsequently has been installed.

- In North Carolina, the current code states that decks over 30 inches above the ground require a railing (guardrail) at least 36 inches high. Some resources suggest 42 inches in certain cases. Baluster spacing should be tight enough to prevent a 4-inch sphere from passing through. The recommendation of the Architectural Committee is 12 inches above ground. We have an ageing population that requires lower limits for safety. New decks over 12 feet need to have a building permit and all decks need to have railings 35” high or they are not up to code. The Architectural Committee and Michelle will investigate which older decks do not meet current code requirements and can be “grandfathered in”, what is the correct process to get these decks up to code, and whether it is required for these decks to be up to code before resale.

Motion: Director Spillane made a motion that we have a pest exterminating company spray the Grove area on days other than Wednesday to make residents feel comfortable meeting at the Grove on Wednesdays. Treasurer Newton seconded the motion which was passed unanimously.

Nominating Committee Report – Chair, Bob Spillane

Motion: President Krasnow made a motion to approve Alan Helfman to be a part of the Nominating Committee. Director Spillane seconded the motion which was passed unanimously.

- The Nominating Committee consists of Bob Cherniak, Alen Helfman, and Committee Chair Bob Spillane.
- The Committee met on June 25. They developed a list of potential candidates to the Board and for Communications Chair.
- Several potential candidates have been contacted to date with one (1) accepting.
 1. Three (3) positions have been established for Directors.
 2. There will be one (1) candidate per position.
- The new Board will decide what role the Directors will play.

Utilities Committee Report – Chair, Dan Thomas. President Krasnow gave the report.

Motion: President Krasnow made a motion that Out-the-Door Plumbing, a preferred contractor, will inspect another twenty-five (25) homes for current and future sewer issues. Director Bailey seconded the motion which was approved unanimously. This inspection is considered “preventative” maintenance to avoid sewage back-up. The cost will be \$95 per unit.

Landscaping Committee Report – Chair, John Bailey

Motion: Director Bailey made a motion to approve Will Mann as a member of the Landscape Committee. Treasurer Newton seconded the motion which was passed unanimously.

- Ruppert is far behind in completing the pruning due to several reasons:
 1. the weather has not been cooperative,

2. Pedro, who instructs the workers, was away for 12 days,
 3. the fact that Ruppert is having to service another HOA in Fearington Village as well, which has taken a lot of time and energy away from WSG.
- Soil spraying (fertilizer and weed control) was done by a subcontractor except for the units that opted out of this kind of work.
 - Davey Tree's new representative has done a full assessment of the tree situation and divided the trees in his report into three groups: (1) Trees to be removed immediately including those reported by residents, (2) branches overhanging residences or deemed as hazards for fire or storm damage; (3) other trees that are in poor health or otherwise a problem. By assessing immediate problems now as well as doing some other work early next year, we will be able to spread the work out and the cost.

Building and Maintenance Committee – Chair, Ernie Clarke. President Krasnow reported for Director Clarke.

- The original back steps on 595 E will be replaced by a Board approved contractor.
- Raleigh Paving will begin repaving the three (3) first-priority closes starting with 558-569 Weathersfield on July 9. Fliers have been distributed to the residents affected.
- There was an overhanging soffit on 564 Weathersfield that was repaired by JC n JC.
- The garage door frame at 590 Woodbury was repaired at owner's expense due to a minor auto accident in icy weather.
- There will more likely be an overage on the budget regarding paving due to irregularities in the status of the paving that will have to be addressed while the paving work is being done.

Insurance Committee – Chair, Steve Krasnow. No claims were reported.

Communications Committee – Chair, Joyce Brennan

- The next bulletin will cover news and notices for July, August, and September. New notices and information will need to be submitted to Chair Brennan.

Treasurer's Report – Chair, Rebecca Newton

- The Reserve Committee consists of John Tyrell, Chair, Steve Krasnow, Co-Chair, Dave Spencer, Co-Chair, Rebecca Newton, Ernie Clarke, and Karin Lacombe. The Reserve Committee will do a

special presentation in September on the entire report of present and projected maintenance costs, so that the Board can determine the HOA dues that need to be collected in the future to cover these expenditures.

- Treasurer Newton provides a monthly one-page Balance Sheet to assist all homeowners in staying informed about the budget and encourages them to study it monthly.
- The May 2025 Financials were approved by the Board.

Other Business

- There are plans to hold an Owners' Informational Session to discuss the Reserve Study, along with possible master classes given by preferred vendors such as Chief Roofing, In and Out Plumbing, and Tony Brafford.
- There will be no Board meeting in July.
- The Mill House contract extension is under review.
- There are some problems with renters not abiding by the Covenants, particularly regarding parking. Neighbors of such renters will address the issues with them initially, as per the Covenants.

President Krasnow adjourned the meeting at 3:45 p.m.

Respectfully submitted,

Maria Tanner
Secretary