

Minutes  
WSG Board Meeting  
August 28, 2025

Attendees: Ernie Clarke, Bob Spillane, Steve Krasnow, Michelle Johnson, Dan Thomas, Rebecca Newton, Joyce Brennan. John Tyrell and David Spencer attended the latter part of the meeting to discuss Reserve Study presentation for the upcoming special meeting. Rose Krasnow took minutes since

At 2:03, the Board went into Executive Session. The regular session began at 2:45. Upon a motion by Rebecca, seconded by Bob Spillane, the minutes of the June 26<sup>th</sup> Board meeting were unanimously approved.

**Property Manager's Report** (Michelle)

- 1) Steve and Michelle attended a zoom meeting with the bookkeeper, Danielle, and Ruby, the CPA/Auditor, to discuss the progress of the audit that was being prepared for the first time since 2017.
- 2) 12 work orders had been completed since the end of July, dealing with needed roof repairs as well as repairs to the catch basin in front of 579 Woodbury.
- 3) A couple purchased 515 Swim & Croquet, and the parents of one of them will also live in the unit and drive a car, for a total of three cars. The Board discussed the fact that no one should have more than two cars, but, hopefully, the neighbors will be able to work something out among themselves.

**Architectural**

Bob Spillane said that the new owners had requested permission to have an outside chairlift installed at 515 Swim & Croquet. The committee had turned down the request because the Fire Department said they did not have the proper equipment to enter the house if such a chairlift was in place, which would create an unsafe situation. A ramp could provide the necessary accommodation for a handicapped individual.

**Nominating Committee**

Bob Spillane reported that Rebecca and John Bailey still had one year left of their two-year terms. Ernie, Dan, and Maria are planning to run for a new term, and the committee found three other individuals who were willing to be nominated for Board positions. He pointed out that the bio's of each of the candidates and the ballot needed to

be in the packet that Mill House will send out thirty days prior to the November 8<sup>th</sup> Annual General Meeting.

### **Maintenance**

The paving of three closes was successfully completed, and many residents expressed their appreciation.

It was reported that 572 Woodbury experienced some damage to the inside of their home that may have been caused by roof problems. The matter will need to be investigated further.

The Board asked Michelle to seek more information from Chief Roofing about whether existing skylights can be reused when repairs are needed in the area around the skylights.

### **Utilities**

While paving was taking place in the 570-581 Close, a crushed storm drain pipe was discovered. Out the Door Plumbing was brought in to repair the drain so paving could continue. It was pointed out that future paving might uncover similar problems.

The Board needs to consider when Out the Door Plumbing should inspect the sewers for 25 additional units. Each sewer break can cost up to \$15,000 to repair, so being proactive in terms of maintenance can save the association considerable money.

### **Landscaping**

Since John Bailey was absent, Steve reported that Davey Tree was being brought back to trim tree branches hanging over or touching roofs in hopes of preventing significant damage to structures in the event of a bad storm, as well as enhancing roof sustainability, animal control and fire safety.

### **Insurance**

Our agent at Seagroves Insurance estimates that Weathersfield's insurance will probably go up 10% next year.

### **Communications**

Joyce reminded everyone that the annual general meeting will be held on November 8<sup>th</sup> from 10 a.m. to noon. We must be out of the Gathering Place by 12:00. Since it's important to start on time, residents will be encouraged to come one-half hour early to enjoy donuts and coffee provided by Mill House.

The Fall Bulletin needs to be done, so the Board was asked to give Joyce items that should be included.

Joyce updated the Quick Reference Guide and asked that the Board review it. The guide will then be posted on the website and available at the 2025 A.G.M.

Joyce said that Lucia Holliday is in charge of the Fall Dinner, but she had not heard much about the details. Joyce offered to collect the checks.

### **Treasurer's Report**

Upon a motion by Ernie that was seconded by Steve, the June and July Financials were unanimously accepted.

The Y-T-D budget was distributed to the Board. Steve said that WSG should come in under budget this year barring unforeseen circumstances.

### **Other Business**

John Tyrell and Davd Spencer presented the power point presentation that will be used at the Special meeting on September 8<sup>th</sup>.

Next year's Master Calendar has been completed.

Directors' Reports for the Annual General Meeting are due on or about September 17<sup>th</sup>. They will be included in the package that will be sent out by Mill House.

Steve will set up a date for training the new Board members soon after the A.G.M. elections.

Director Spillane raised a safety concern about maintaining a path from the front of the home to the AC units on the side.