

**Weathersfield Service Group (WSG)**  
**Board of Directors Meeting - Minutes**  
**September 25, 2025**  
**The Gathering Place**

President Steve Krasnow called the meeting to order at 2:02 p.m. Directors John Bailey and Ernie Clarke, Bob Spillane, Treasurer Rebecca Newton, Secretary Maria Tanner, and Communications Officer Joyce Brennan attended the meeting; therefore, a quorum was present. Mill House Properties (MHP) Director of HOA Operations, Michelle Johnson also attended the meeting.

**Motion:** President Krasnow requested a motion to approve the August 28, 2025, Board Minutes. The motion made by Treasurer Rebecca Newton and second by Director Clarke passed unanimously.

**Mill House Manager's Report - Michelle Johnson**

- August financials have been shared with President Krasnow and Treasurer Newton.
- Bernard Robinson completed the audit and sent the drafts for review by the Board.
- Since the last Manager's Report, ten (10) work orders were opened.
- There has been general clean-up and leaf blowing. John Bailey and Davey Tree Co. looked at tree or bush branches that overhang roofs or are in contact with houses, as well as an insect infestation of some crepe myrtles.
- Pest and termite consultants conducted the annual termite inspections.
- Mill House sent email notices to the residents of 574-579 Woodbury instructing them not to park in front of their garages because they prevent emergency vehicles from access to their close.
- Mill House sent an email to all homeowners with information about the Reserve Study Presentation held on September 8.
- Mill House will send the Annual General Meeting packet to all homeowners by the first week of October. Michelle Johnson and Secretary Maria Tanner will collect proxies to ensure a quorum is met for the meeting. Michelle will attend the meeting on November 8 and will count ballots.
- As of September 25, the Weathersfield HOA is current on all dues.

**Architecture Committee Report – Bob Spillane, Chair**

- Director Spillane presented the results of the survey he conducted during a walk-about in the Weathersfield area to establish ease of movement from the back steps to the front walk of each unit in case of future emergencies, such as fire or medical emergencies.
- A request for an outside chair lift installation at unit 515 was reviewed and rejected.
- Reviews and approvals year-to-date were submitted.
- Preparations for the Annual General Meeting were discussed.

**Nominating Committee Report – Bob Spillane, Chair**

Delegates for the Board have been named and will be included in the ballot at the Annual General Meeting.

**Utilities Committee Report** – President Krasnow presented the report. Efforts will be underway to resolve the problem of some storm drains overflowing as well as continuing the sewer preventive maintenance.

**Landscaping Committee Report – Chair, John Bailey**

- Tree work will focus on overhanging branches that are in contact with roofs and walls of homes and other structures. Director Bailey has requested an estimate from Davey Tree for this project.
- There are fifteen (15) requests for landscaping that will need to be funded by the WSG landscape budget. These will be handled by Davey Tree and Ruppert.
- The fall pruning procedure will be streamlined in consultation with Board members and residents.
- Some of our crepe myrtles have an insect infestation that needs to be addressed. Director Bailey has been working with Davey Tree on measures to resolve the problem. He will keep residents informed of their progress.

**Building Maintenance Report - Chair, Ernie Clarke**

- Minor maintenance tasks included garage door-opener issues, painting, and basic electrical work.

**Insurance Committee Report - Chair, Steve Krasnow**

- President Krasnow is working on a premium reduction strategy to procure the best rates for 2026.
- President Krasnow has volunteered to Co-Chair the Insurance Committee for 2026, with approval of the new Board.

**Communications Report – Chair, Joyce Brennan**

- Chair Brennan requested information to be submitted by the Directors for the Fall Bulletin (Oct., Nov., Dec.) for the Annual General Meeting.
- There will be a Fall Party on October 25 from 6:00 – 8:00 p.m. at the Gathering Place.
- Paul Bolig continues to keep the website up to date.

**Treasurer’s Report - Treasurer, Rebecca Newton**

- The latest financial report was sent to the Board for approval.
- A draft of the results of the audit of December 2024 was presented and discussed.
- There was a detailed discussion of the 2026 budget.

**Motion:** The Board voted unanimously for a motion made by Director Clarke and seconded by President Krasnow to approve the August financials.

## **Other Business**

**Motion:** The Board voted unanimously on a motion made by Director Spillane and seconded by Director Clarke to approve the Reserve Study Presentation Minutes.

571-581 Close Parking. After residents were advised that the parking violations are unacceptable due to their blocking emergency vehicles during a major fire or emergency, the parking problem has improved. There are still some safety concerns due to parking violations. The Board agreed to consider guest parking signs in designated areas at the next Board meeting.

At 3:55 pm, President Krasnow entertained a motion to adjourn the meeting, which was made by Director Clarke, seconded by Director Spillane, and passed unanimously.

The next regularly scheduled Board of Directors meeting will be Thursday, October 23, 2025, at 2:00 p.m. at the Gathering Place.

Respectfully submitted,

Maria Tanner

Secretary

September 26, 2025