

**Weathersfield Service Group (WSG-VI)**  
**Board of Directors Meeting - Minutes**  
**January 22, 2026**  
**The Gathering Place**

President Newton called the meeting to order at 2:00 p.m. Directors Ernie Clarke, John Bailey, Rebecca Newton, Craig Barker, Cheri DeRosia, and Maria Tanner were present, as well as Dan Thomas via Zoom; therefore, a quorum was present. Millhouse Properties (MHP) representative Michelle Johnson was also in attendance. Director Jim Buie was not present.

**Motion:** Director Clarke made a motion to accept the Board minutes for November 8, 2025, which was seconded by Director Barker. The motion passed unanimously.

As an order of business, the Board determined that all committee reports should be submitted to Maria Tanner, Secretary, by the Friday of the week before the Board meeting. The Secretary will then submit those reports to President Newton for review and to generate an agenda for the Board meeting by the Monday before the meeting.

**Property Manager's Report – Michelle Johnson, Mill House Properties representative**

- December financials have been shared with President Newton and Treasurer Barker. No members are in arrears for over 120 days in HOA dues.
- Since the last Manager's Report, 4 work orders were opened.
- Ruppert has been doing their regular maintenance.
- NC Drainage provided estimates for improving drainage and erosion at 595C, 596F, 574, 594C, and 535. There is a 10% discount if all the work is done at a final cost of \$13,095.00
- Lowfatdesigns.com will make changes to the Weathersfield website as the manager of the website. The Board will decide what information will be added and will edit and provide oversight before the information is sent to Lowfatdesigns.com to add to the website.
- Treasurer Barker will meet with Danielle of Mill House Properties to discuss separation of capital and operational expenses.
- CTI will blow roofs and gutters in February.

**Architectural Committee:** Chair, Cheri DeRosia

- Thomas Ruhs withdrew from the committee on November 23, 2025.
- A screen porch at 580 Woodbury and ramp at 594A Woodbury have been approved.

**Utilities Committee –Chair, Dan Thomas**

- Following concerns about the cost of the project from NC Drainage, Michelle Johnson will inquire about a bid from Ruppert on the drainage work before there is vote on the project.

**Landscaping Committee – Chair, John Bailey**

- Leaf blowing continues.
- Directors Thomas, Clarke, and Bailey met with a representative of NC Drainage and inspected several areas with drainage problems.
- By the end of the month, notices will be sent out to homeowners on the opt out list with instructions to ensure their properties are bypassed for pruning and/or other maintenance. General notice will also be sent to all homeowners so they can get on the opt out list if desired.

- In February, Davey Tree will treat crepe myrtles for insect infestation and future insect damage in accordance with established safety standards. The treatment will involve treating the trees with special oil spray that is non-toxic and treating the soil around them with the least toxic chemicals possible. Davey Tree will flag the treated area to alert and protect residents. Residents will be notified ahead of time and will be asked to move their vehicles prior to treatment.
- Director Bailey will put together a proposal for future landscaping improvements, since the community is 40 years old.

**Motion:** Director Barker moved that we accept the proposal from Davey Tree for the treatment of the crepe myrtles at a cost of \$16,480.00. Director DeRosia seconded the motion, which passed unanimously.

#### **Building and Maintenance Committee – Chair, Ernie Clarke**

- The siding will be power washed in the summer after the pollen season and the crepe myrtles are treated.
- Director Clarke has participated with Directors Bailey and Thomas on the drainage issues pending.
- Although Juan Carlos of JCnJC Home Improvement is in Honduras at this time, his employees will perform whatever we need in the meantime.

#### **Insurance Committee – Chair, Rebecca Newton, Co-Chair, Steve Krasnow**

- WSG Commercial Liability, D&O Insurance, and Umbrella Policy renewal dates are April 1, 20226.
- Negotiations are in progress. The committee has contacted Luke Riggsbee of Titan Insurance of Chapel Hill. Our Seagroves/Highstreet agent predicts the renewal rate may be a little higher than last year, Steve Krasnow will provide updates of the progress as they occur.

#### **Communications Committee – President Newton reported for Jim Buie.**

- The WSG-VI's website will be updated by Brian from Lowfatdesigns.com. Dan Green has helped in the transition process.
- The idea of an electronic newsletter instead of a paper one is being considered as an option for the quarterly newsletter. Important notices are posted already on the website.

#### **Treasurer's Report – Craig Barker**

- Treasurer Barker will work with Danielle of Mill House Properties to reorganize the accounts to more accurately reflect the current financial status; specifically, to segregate Reserve Funds and Operational Funds.
- Approval of the December financials will be deferred until further notice.

#### **Other Business**

- Tony Brafford will be our OGC (Ombudsman/General Contractor) in the event there is property damage due to the weather. He has a certificate of insurance on file. In case of property damage to a unit, Tony will independently assess the damage and coordinate the process for the repair to be completed. The Board will inform the owners what their deductible is at the time.
- JCnJC will also be on hand to assist in an emergency.

President Newton adjourned the meeting at 3:26 p.m.

The next Board meeting will be at 2:00 pm in the Gathering Place on February 26, 2026.

Respectfully submitted,

Maria Tanner  
Secretary  
January 25, 2026