

Weathersfield Service Group (WSG-VI)
Board of Directors Meeting - Minutes
February 26, 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, Dan Thomas, Jim Buie, and Maria Tanner were in attendance; therefore, a quorum was present. Millhouse Properties (MHP) representative Michelle Johnson was also in attendance.

Homeowner Bob Spillane spoke briefly regarding the report that the Architectural Committee submitted to the Board in October 2025 and included in the Annual General Meeting packet. In the report were the results of a “walk about” conducted which studied the safety issues for residents to move from the back of their homes to the front sidewalks in case of an emergency. His question for the Board to consider is whether it is permissible for the WSG HOA to do more to ensure the safety of residents as they walk from the air conditioners to the back door. Due to time constraints on the agenda, the Board did not address the issue during the meeting.

Motion: Director DeRosia made a motion, and Director Clarke seconded it to accept the Board minutes for January 22, 2026. The motion passed unanimously.

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

- January financials have been shared with President Newton and Treasurer Barker. There are no delinquent accounts.
- Since the last Manager’s Report, four (4) work orders were opened. A list has been shared with the Board.
- Ruppert has been doing their regular maintenance.
- Proposals for improving drainage and erosion at 595C, 596F, 574, 594C, and 535 have been received from NC Drainage and Ruppert Landscaping.
- Mill House Properties Finance Director is working with Treasurer Barker to create financials that separate capital and operational expenses.
- CTI completed blowing off the roofs and gutters in February.
- Two new renters have been asked to complete the rental applications and send updated rental leases—548 and 581. The owner of 579 has decided to move back in the residence and the renter will be moving out.

Treasurer’s Report – Craig Barker

- Treasurer Barker has been communicating 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 January financials will be deferred until the segregation of funds and until further notice.

Utilities Committee –Chair, Dan Thomas

- Drainage proposals
 1. Ruppert - \$10,005
 2. NC Drainage - \$12,875 or \$15,800 (10% discount)
- They have two (2) options for Unit 535.
- Since it is possible to pick and choose which tasks in the proposals need to be addressed and what company's proposal is better suited for each task, the Board will continue to study the issues before it votes by the Board meeting in March.

Landscaping Committee – Chair, John Bailey

- **Weed spray.** Ruppert has agreed not to use preventive weed spray prior to mulching. They will follow up by spraying only where there are visible weeds. Residents who take care of their own weeds will thus not receive spray. An opt out system won't work for spray because it is done as needed at various times of year. Director Bailey encouraged Ruppert to use the savings on spray to ensure a good heavy mulch.
- Mulching will take place on March 6. Signs are up and opt-outs marked.
- **Crepe myrtles.** We are still in the process of working out a treatment plan for the crepe myrtles.
- Ruppert continues maintenance work including blowing leaves and collecting branches and debris.
- Properties that need work were inspected. Work orders will be prepared.

Building and Maintenance Committee – Chair, Ernie Clarke

- Removal of leaves from roofs and gutters was completed.
- Power washing of siding and possibly sidewalks will take place in the summer.
- There were two areas of intervention due to ice accumulation in front of garages. Director Clarke will ask Juan Carlos of JCnJC Home Improvement to purchase appropriate ice melting products or salt and store them for future needs, but homeowners are advised to make sure they have their own materials to clear their steps, sidewalks, etc.

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

- The premiums for WSG insurance have gone up from \$65,000 in 2025 to \$90,000 in 2026 with a \$10,000 deductible. WSG-VI can save a significant amount of money on the upcoming renewal by having a 25K \$ deductible per unit. This is also what Country House does to keep premium costs more affordable. The WSG VI Board will provide local HOA insurers with a range of cost increases. To date, President Newton pays 14\$ per year. Steve Krasnow pays \$7 extra a year for the \$25,000 deductible coverage, and Cheri DeRosia pays \$1 per year extra.

Motion: President Newton moved and Director Barker seconded that we raise the deductible for homeowners on WSG from \$10,000 to \$25,000 with the understanding that we communicate to each homeowner the importance of accepting the option of purchasing 25K deductible insurance (also called "loss assessment") to cover the deductible. WSG-VI would then require a sign-off showing that

homeowners have been informed. The motion passed unanimously. Communications Chair Buie will be responsible for communicating this new information.

Architectural Committee: Chair, Cheri DeRosia

- Landscaping stonework at 563 Weathersfield has been approved.

Communications Committee – Chair, Jim Buie.

- The “Welcome Packet” needs updating.
- A new quarterly newsletter will be printed.
- The idea of a spring get-together at the Grove is under consideration.
- The idea of using text messages for major or important notices is being considered.
- Important notices are posted already on the website.

Other Business

The Board went into Executive Session at 3:38 p.m.

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

Respectfully submitted,

Maria Tanner
Secretary
February 27, 2026