

Weathersfield Service Group (WSG-VI)
Board of Directors Meeting - Minutes
March 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.

Motion: Director Barker made a motion, and Director Bailey seconded it to accept the Board minutes for February 22, 2026. The motion passed unanimously.

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

- February financials have been shared with President Newton and Treasurer Barker. Due to one (1) delinquent account, a statement has been sent to that homeowner.
- Mill House Properties Finance Director is working with Treasurer Barker to create financials that separate capital and operational expenses.
- Since the last Manager's Report, five (5) work orders were opened. A list has been shared with the Board.
- Ruppert has started mowing and has completed mulching.
- A proposal for the treatment of crepe myrtle insect infestation was approved by the Board and Davey Tree has completed the treatment.
- Proposals for improving drainage and erosion at 595C, 596F, 574, 594C, and 535 have been received from NC Drainage and Ruppert Landscaping.
- Mill House is securing quotes for pressure washing to be done after pollen season.
- Since tree roots caused extensive damage to the pavement in the 540-545 close, Mill House is soliciting quotes for paving.
- Mill House sent an email to all homeowners advising them about the increase in the HOA deductible from \$10,000 to \$25,000 on April 1, 2026, and the importance of contacting their insurance agent to change their policy to cover the higher deductible.

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 and February financials will be deferred until the segregation of funds and until further notice.
- The Board is using the Reserve Fund study as a starting point for discussions of a proposed 2026 project list.

Utilities Committee – Chair, Dan Thomas

- Director Thomas and President Newton walked around all neighborhoods to inspect drainage issues and determine which NC Drainage and Ruppert proposals are better suited for each task of repairing drainage problems.

Motion: Director Clarke made a motion to approve the proposed utilities work at \$11,770 by Ruppert and NC Drainage. Director DeRosia seconded the motion which passed unanimously.

Landscaping Committee – Chair, John Bailey

- **Mulching** was completed in March.
- **Crepe Myrtle Bark Scale** - The Board approved the treatment of Crepe Myrtles for the serious infestation of Crepe Myrtle Bark Scales, which was completed. After research by resident Jim Hayes and collaboration among Davey Tree, Chatham County Cooperative Extension, and Landscape Director Bailey, a treatment plan was developed that balances efficacy with the need to ensure safety for persons, pets, and wildlife including beneficial insects.
- **Worker-Resident Relations.** If residents see a landscape worker perform an action they believe is harmful or problematic, they may ask the worker to stop but they **should not attempt** to give any directives other than to stop working on whatever task is in dispute. They should send an email addressed to both Michelle Johnson (Mill House) and John Bailey (Landscape Director) describing their concern.
- **Clean-up.** Ruppert continues maintenance work including blowing leaves and collecting branches and debris.
- **Pruning** will be conducted in April. Residents will be able to opt-out of pruning on their properties entirely.
- Director Bailey will propose that Ruppert workers be trained in pruning techniques by the Cooperative Extension Office.
- Director Bailey is in communication with Davey Tree about removal of dead or unsafe trees and overhanging tree limbs which could create a fire hazard.

Building and Maintenance Committee – Chair, Ernie Clarke

- A quote for power washing of siding and possibly sidewalks has been requested from various agencies.
- The 540-545 Weathersfield close needs major repaving job due to root damage. Once the tree(s) is removed, the entire close will be repaved by Raleigh Paving which has submitted a quote for \$19,532.50. Davey Tree will remove the tree(s) and roots.
- Homeowners are responsible for glass doors and the HOA is responsible for exterior doors (not storm doors) and windows.
- The Building and Maintenance Committee will study the roofing and paving schedules provided by Chief Roofing and Raleigh Paving to determine what projects need to be completed this year.

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

- Emails, texts, and hand-outs have been sent to each homeowner to communicate the increase in the WSG insurance deductible from \$10,000 to \$25,000 and the importance of accepting the option of purchasing \$25,000 “loss assessment” insurance to cover the deductible. The procedure will be repeated in 1-2 months and documented.

Architectural Committee: Chair, Cheri DeRosia

- Walkway at 580 Weathersfield has been approved.
- Architectural Committee Chair De Rosia will draw up guidelines for decks in accordance with WSG Covenants and Chatham County building codes.

Communications Committee – Chair, Jim Buie.

- The “Welcome Packet” is being reviewed and updated.
- A Spring Fling has been scheduled for May 15.

Other Business

- Four (4) guest and service parking signs have been made and will be placed on 570-581 Woodbury Close as a prototype to address the guest parking issues within WSG-VI.
- A reminder of the accessibility study done last year by Bob Spillane will be included in a newsletter. Residents are encouraged to review it to find out how they can improve accessibility from the back to the front of their house in case of fire or emergency.
- The next Board meeting will be at 2:00 pm in the Gathering Place on April 23, 2026.

Respectfully submitted,

Maria Tanner
Secretary
April 1, 2026