

Weathersfield Service Group (WSG-VI)
Board of Directors Meeting - Minutes
April 23, 2026
The Gathering Place

President Newton called the meeting to order at 2:03 p.m. Directors Ernie Clarke, John Bailey, Rebecca Newton, Craig Barker, Cheri DeRosia, Jim Buie, and Maria Tanner were in attendance; therefore, a quorum was present. Millhouse Properties (MHP) representative Michelle Johnson was also in attendance. Director Dan Thomas was absent.

Motion: Director DeRosia made a motion, and Director Bailey seconded it to approve the Board minutes for March 26, 2026. The motion passed unanimously.

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

- Mill House Finance Director is working with Treasurer Barker to create financials that separate operating and capital expenses.
- Since the last Manager's Report, three (3) work orders were opened. A list has been shared with the Board.
- Ruppert has been mowing, edging, and blowing.
- Mill House informed residents of the new pruning protocol. Pruning started on April 20, 2026.
- The Board approved two (2) drainage proposals. Ruppert will do the work of 596F, and 535. NC Drainage and Ruppert Landscaping will do the work at 574 and 594C in April.
- Mill House is securing quotes for pressure washing to be done after pollen season.
- We have proposals from Raleigh Paving for paving the remaining closes. The pavement in the 540-545 close is damaged from tree roots. Davey Tree does not think the tree causing the damage to the asphalt needs to be removed. The Board will decide if other closes will be re-paved at the same time.

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. Proper segregation of the Reserve Fund (Contractual Obligation Fund) is still a work in progress.
- Treasurer Baker submitted the 1st Quarter 2026 Financials as provided by the Mill House Properties HOA bookkeeping team.

Architectural Committee: Chair, Cheri DeRosia

- A site plan has been requested from the homeowner of 571 Woodbury as a condition of approval of the project.
- The project at 577 Woodbury had been approved.
- Director DeRosia presented a draft of Deck Guidelines for Board review and approval.
- President Newton informed the Board that, according to our attorney, WSG should not approve additions or alterations to WSG-VI properties which go beyond the homeowner's property lines or boundaries. If a homeowner were to make an improvement or any landscaping changes within WSG Common areas, WSG-VI would then be responsible for keeping up the landscaping and other improvements, and liable should anyone fall or receive an injury in that area.

Utilities Committee – Chair, Dan Thomas

- Ruppert and NC Drainage will do the work to resolve drainage issues. NC Drainage indicates the last week of April to begin their work.
- There are no new utilities issues to address.

Landscaping Committee – Chair, John Bailey

- **Crepe Myrtle Bark Scale** - The treatment directly to the trunks of the crepe myrtles was minimally invasive and was done by Davey Tree forester Joe Joyner. Weathersfield resident Jim Hayes, M.D., Ph.D., provided an independent assessment of the safety of the chemical used.
- **Pruning** of the common areas was completed on April 22. Pruning of individual properties will take place on April 29.
- An opt-out system for weed spraying is not feasible, so residents are encouraged to preemptively remove the weeds from their property to avoid spraying of their properties. Ruppert has agreed to a policy of spraying only where and when weeds are present. Director Bailey will encourage Ruppert to make sure their workers are properly trained to ensure careful and effective spraying.
- Director Bailey will seek input from the Cooperative Extension Agency to remedy the problem of grass failing to thrive in some common areas.

Building and Maintenance Committee – Chair, Ernie Clarke

- Quotes have been requested from various agencies for power washing buildings, sidewalks, and garages. There are no formal bids yet.
- Based on the schedule provided by Chief Roofing in 2024, the next three (3) buildings that will have their roofs replaced are 530-535. Because of an increase in material costs set to take place May 1, replacements costs will be higher than the original quote. Work is estimated to begin about mid-May.
- Raleigh Paving has prepared an estimate for the closes at 594A-F, 595A-F, and 596A-F Woodbury, as well as 530-539, and 540-545 Weathersfield that totals \$94,145. After this work is finished, the re-paving of Weathersfield will be completed.

Communications Committee – Chair, Jim Buie.

- A Spring Fling has been scheduled for May 15 at the Grove from 12:30-2:30 p.m. Flyers will be distributed and an email sent prior to the event so that residents can sign up for the gathering. Checks for the catered meal should be made out to WSG-VI.

Other Business

- A rental application and lease have been submitted for 581 Weathersfield. The Board is considering having Mill House manage rentals of the properties since they are familiar with WSG Covenants and By-Laws.
- The next Board meeting will be at 2:00 pm in the Gathering Place on May 28, 2026.

President Newton moved to adjourn the meeting, and Director Clarke seconded the motion which passed unanimously. The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Maria Tanner
Secretary
April 29, 2026