

Weathersfield Service Group (WSG-VI)
Board of Directors Meeting - Minutes
September 24, 2026
The Gathering Place

Director Clarke called the meeting to order at 2:07 p.m. Directors John Bailey, Craig Barker, Jim Buie, Ernie Clarke, and Maria Tanner were in attendance; therefore, a quorum was present. Mill House Properties (MHP) representative Michelle Johnson was also in attendance. President Rebecca Newton and Directors Cheri DeRosia and Dan Thomas were absent.

Motion: Director Barker made a motion, which was seconded by Director Bailey, to approve the minutes of the Board meeting on August 27, 2026. The motion passed unanimously.

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

- August financials have been shared with the treasurer and president. Letters have been sent to homeowners who are delinquent.
- Since the last Manager's report seven (7) work orders have been opened. A list has been shared with the Board.
- Ruppert has been mowing, edging, and blowing. Fall trimming of bushes and shrubs will start soon.
- Davey Tree removed the tree behind 579 Woodbury.
- Pressure washing is still on hold due to watering restrictions. Once restrictions are lifted, CTI will proceed and include the sidewalks, curbs, and gutters.
- Raleigh Paving has completed in the 530-539, 540-545, 594, 595, and 596 closes.
- The work for the swale located along Weathersfield has been completed.
- Pest and Termite Consultants conducted the annual termite inspections on September 11. Four (4) garages were not accessible. The inspectors will return on September 30 to inspect those 4 garages. Those homeowners have been notified.
- The WSG Annual General Meeting will be held on November 7; therefore, annual meeting packets will be sent to homeowners by October 7.

Motion: Treasurer Barker made a motion, which was seconded by Director Bailey, to approve the August financials. The motion passed unanimously.

Treasurer's Report – Craig Barker

- Proper segregation of the Reserve Fund (Contractual Obligation Fund) is still a work in progress.
- Treasurer Barker submitted the Monthly Financial Report revised 09/19/26 using the data provided by the Mill House Properties HOA bookkeeping team. This information is available on the WSG-VI website.

Motion: Following a discussion of the recommendations made by the Reserve Study, Director Buie made a motion that the Board raise the monthly dues from \$397 to \$411, as of January 1, 2027, which was seconded by Director Bailey. The motion was approved unanimously.

Motion: Secretary Tanner made a motion to approve the 2027 Budget as modified by a discussion from the Board, which was seconded by Director Clarke. The motion was passed unanimously.

Architecture Committee: Chair, Cheri DeRosia

- There have been no Architecture Committee issues since the August meeting.
- The draft of Outdoor Accessibility Guidelines will be reviewed during the October Board meeting.

Utilities Committee – Chair, Dan Thomas

- There were no Utilities issues for the Board to review at this meeting.
- The work for the swale along Weathersfield was completed.

Landscaping Committee – Chair, John Bailey

- Landscape work has slowed down due to the drought and heat wave.

Building and Maintenance Committee – Chair, Ernie Clarke

- There have been few maintenance requests over the summer except for garage door repairs.
- Power washing is still prohibited by the water company due to drought in Durham and surrounds.
- Paving for 530-539 Weathersfield was completed as planned. The 552-557 Weathersfield close and the 100 yards of road beyond the grove are the only areas

remaining. Barring extensive root expansion, paving can be postponed for several more seasons.

Communications Committees – Chair, Jim Buie.

- The fall neighborhood dinner will be November 14. The Communications Committee are planning the menu and will distribute fliers and send emails to inform the residents.
- Ten (10) new residents have moved in within the last year. Welcome packets will be distributed to those who did not receive them.

Other Business

- Currently there are seven (7) units that are rented out of the twelve (12) rentals that are allowed by the By-laws.
- David Taylor, Co-Chair of the FHA Long-Range Planning Committee, has requested input from the various HOAs at Fearrington as to which issues are most important to their residents. An announcement of this opportunity to provide input will be included on the Weathersfield web page and during the Annual General Board Meeting. The Board discussed the issues of overdevelopment of Fearrington Village and the need for more opportunities for physical activity, such as pickleball courts.
- There are no outstanding HOA fees due.
- Election of Board Directors will be held during the Annual General Meeting on November 7. President Newton will not be running for re-election in November; therefore, the position of President will be open. The position of Vice-President, who is also the Chair of the Nominating Committee, is also still open. Director Bailey is up for re-election. The position of Director Dan Thomas, head of the Utilities Committee, is also open. The WSG-VI By-laws specify that the Board must have 5-9 directors.

Motion: Director Bailey moved to adjourn the meeting, and Director Barker seconded the motion which passed unanimously. The meeting was adjourned at 3:12 p.m.

The next Board meeting will be on Thursday, October 22, 2026, at 2:00 p.m. at the Gathering Place.

Respectfully submitted,

Maria Tanner

Secretary

September 28, 2026