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October 4, 2024

Dear Weathersfield Homeowner:

The Annual General Meeting is scheduled for Saturday, November 2, 2024 at 2:30pm at the Gathering Place.

The packet you are receiving includes the following:

1. Letter from President Steve Krasnow
2. Agenda
3. Reports from Committee Chairs
4. Treasurer's Report
5. Biographies of Board Candidates
6. A proxy if one cannot attend the AGM personally

Proxies may be placed in the WSG mail kiosk or mailed to Mill House Properties.

The Board is looking forward to seeing all owners at this important Annual General Meeting.

Sincerely,

Michelle Johnson

WSG Community Manager

Introduction from the President for the Annual General Meeting (AGM)

WSG Board Mission Statement: *Proactive Safety, Aesthetics and Sustainability*

In an effort to familiarize you with the work done by the Board in 2024 on behalf of the Weatherfield Community, the committee reports included in this packet will highlight projects that have been undertaken to strengthen our community's infrastructure as it (along with us) continues to age. We encourage you to read these documents before the meeting.

Some of the projects undertaken this year included:

- Updated and amended the Bylaws for a vote by the community.
- Undertook a new reserve study which was recently completed.
- Segregated all Reserve Fund assets from our operating funds.
- Proactively assessed our utilities and sewer, scheduling both repairs and restoration over the next several months.
- Did multiple landscaping enhancement projects.
- Worked with Brightspeed on a contract for installation of fiber optic cable.
- Continued to develop preventive maintenance programs that reflect the Board's mission statement.
- Extended our contract with Mill House Property Management for an additional year.

As our community moves forward, so does the Board. WSG has an outstanding group of residents who have stepped up to serve as new Board members. Given the demographics of Weathersfield, I am especially pleased that, if these individuals are elected at the Annual Meeting, the male/female ratio will be 50/50. The Board also wants to thank the long-term service of the Board members who are stepping down. David Piet has been our Landscaping Committee Chair for many years. David's thoroughness and good working relationship with our contractor will serve Weathersfield for years to come. John Tyrell formulated an action plan to research and remediate WSG sewer and pipe issues. John has also developed great relationships with vendors and contractors that we hope to be working with in the years ahead.

At the time of writing this letter, your comments on the proposed new Bylaws are being collated and analyzed by the Bylaws Committee. Although several changes were made, one of the most essential relates to the composition of the Board itself. The current Bylaws limit the number of voting Board members to five, which means that our Treasurer and our secretary do not have a vote on any motions made. As Board President, I can tell you that this is not only quite awkward but also not in the best interests of the community.

Our recently updated Reserve Study document, prepared by Reserve Advisors, is being reviewed and analyzed by a five-person ad hoc committee. After making adjustments to some of the underlying assumptions so that needed replacements can be done on a

somewhat slower schedule than initially proposed, the ad hoc committee recommended an increase in our dues of \$25/month for the coming year and for at least two years after that. This increase will begin the process by which WSG will gradually build up sufficient reserves to address future infrastructure projects. Therefore, the dues will increase to \$400/month beginning on January 1, 2025, an increase that is prudent to cover anticipated operating and reserve costs.

To all our new unit owners, Weathersfield welcomes you! Weathersfield is a special community that is uniquely designed to promote friendship and neighborliness. Building upon the best efforts of our current and previous Boards, Weathersfield continues to move proactively forward. On behalf of the Board and myself, thank you for all your contributions to our wonderful community.

Sincerely,

Steve

Steve Krasnow
Board President
Weathersfield Service Group VI Inc.

PLEASE NOTE: If you know you are unable to attend the Weathersfield 2024 Annual General Meeting, please assign your proxy (included in this package) to a trusted neighbor or Board member and place it in the WSG Board Box at the mail kiosk. It is important that we reach a quorum for this meeting. Thank you.

Weathersfield Service Group VI
Annual General Meeting
Saturday, November 2, 2024
2:30 pm at the Gathering Place

AGENDA

- | | |
|---|------|
| 1. Call to Order; Establish Quorum; Introductions | 2:30 |
| 2. Committee Reports | 2:40 |
| <ul style="list-style-type: none">• Architectural Control• Building and Maintenance• Communications• Insurance• Landscaping• Utilities | |
| Please read the Committee Reports prior to the meeting. | |
| 3. WSG and Owners' Plat responsibilities | 3:10 |
| 4. Treasurer's Report | 3:20 |
| <ul style="list-style-type: none">• 2024 YTD Actual vs. Budget• Reserve Study Review• 2025 Proposed Dues Increase | |
| 5. Bylaws | 3:40 |
| 6. Election | 4:00 |
| <ul style="list-style-type: none">• Introduction of Candidates• Nominations from the Floor• Voting | |
| 7. Questions from the Audience | 4:15 |
| 8. Adjournment of Meeting | 4:30 |

****After the meeting has been adjourned, Barbara Layton is hosting a reception to show appreciation to the Weathersfield community for their kindness and concern for her husband Larry.

ARCHITECTURE COMMITTEE 2024 AGM REPORT

Architecture has approved throughout the year installation of ramps, walkways and porches/decks. Please note that all exterior improvements must be reviewed and approved by the committee. Ramp guidelines were approved by the Board. The Ramp document should be signed and submitted with the Request for Property Modification Approval form, when a homeowner is requesting approval to install a ramp to their home.

Parking concerns were also addressed. Please note that an owner has access to parking at his garage unit, (inside/outside) plus one(1) space in their close. Guest, contractors and healthcare providers are to park in front of the owners garage or in back of their car.

ARCHITECTURE COMMITTEE

Robert Spillane

Art Weeks

Thomas Ruhs

Weathersfield Maintenance Report
Annual General Meeting
Ernie Clarke, Director of Maintenance

Residents of Weathersfield,

I was asked to stand in for Larry Layton in April of this year in managing the maintenance issues for which the WSG is responsible in conjunction with Mill House Properties, who implements the tasks to be performed.

A task already in work was to identify the garages associated with each residence with an identifying number in order to facilitate garage maintenance tasks efficiently by contractors engaged to do that work. At the same time we put new identifiers on residences in the three closes that have lettered designations confusing to emergency and delivery personnel alike. Both of these changes have resolved those complications to the satisfaction of all.

Many routine issues have arisen involving roofing, garage-door operation, shutter attachment, siding repair, etc. that it has been my pleasure to resolve with residents and Mill House Properties, and it has afforded me an opportunity for me to become acquainted with many of you.

I have been impressed with our past cultivation of preferred contractors, such as Brafford Restorations, Chief Roofing, JCnJC Home Repair, and Open Door Policy. The working relationships among these contractors, Mill House Properties, and WSG has achieved efficiencies, standards of performance, and good will that works to the benefit of all involved.

It's my pleasure to offer to continue this service in the coming year.

Sincerely,

Ernie Clarke

Weathersfield Service Group VI

The Committee on Communications 2024

The Communications Committee has two primary missions. It endeavors to provide timely information to homeowners and residents to enhance the already high value of living in Weathersfield. Just as importantly, the Committee welcomes newcomers to our wonderful community.

This latter mission, welcoming newcomers, continues to be a primary duty for all committee members. We welcomed a number of new residents to Weathersfield with a personal visit by a committee member who is also a close neighbor. The new resident is left with a WSG Welcome Packet which contains a welcoming letter from our WSG President, a page outlining “What a New Weathersfield Resident Needs to Know Right Away,” a “Reminder on Key Items within the Weathersfield Covenants,” a guide to the Weathersfield website, the “Maintenance Responsibility Chart,” and a guide to trash and recycling collection. The Welcome Packet is updated as changes are made.

The Committee produces a quarterly one-page, hard copy WSG Reminders bulletin that committee members deliver to each front door. A copy is also posted on our website. The quarterly Reminders tell residents what is scheduled to happen in the next three months and reminds readers of procedures and processes that help life in Weathersfield flow a little smoother for everyone. For example, recent Reminders included information about the revived Spring Fling, the opening of the Grove Wednesday afternoon socials, Brightspeed, and the General Meeting.

The Communications Committee maintains the official website for the Weathersfield Service Group (WSG), www.weathersfieldsg.org. It is the primary tool for the WSG Board to provide timely information to homeowners and residents of our community. The website highlights current and upcoming Weathersfield activities and events, including major landscaping and other service projects, and official Board proceedings. It alerts readers to important non-Board activities, as well. For example, this summer copperheads were sighted in Weathersfield, and there was informative article about the snakes. Around holiday's, check the website about trash pick-up and recycling. How many of you put out one or both on the day after Labor Day? The website also maintains an archive of the Annual General Meeting and Board agendas, official minutes, financial reports, and other WSG documents.

The Communications Committee vice chair is Jo Bolig, and the editor of the WSG Bulletins has been Dinah McAllister, who sadly has asked not to continue in this role. The Web team are Dan Green and Paul Bolig who work very hard to keep our site up to date and our residents informed. Committee members who deliver communications and greet new residents are: Margaret Norman, Jim McCormick, Barb Sydell, Mariana Fiorentino, Paul Bolig, Alan Helfman, Mary Ellen Sweeney, Barbara Layton, and Doug McAllister. Thank you all for your great service this year.

Joyce Brennan
Chair, Communications Committee
September 2024

Weathersfield Service Group VI
2024 Annual General Meeting
Insurance Report

1. 2024 Claim Activity

- **April 2024 Damage to 594C and 594D Woodbury**

In mid-April, a tree fell on the roofs of 594C and 594D. The damage most likely was caused by heavy rains followed by strong winds days later. Both roofs were damaged, and one chimney was knocked off its base at 594C and a skylight was broken at 594D. Unfortunately, at 594D, a large limb broke through the roof and interior ceiling, causing further ceiling and wall damage.

All repairs were completed. However, the lengthy amount of time it took for the insurance company to assess the damage and approve repairs was unacceptable. This will be addressed in the next round of bidding for the 2025 policy renewal. It cost just under \$50,000 to repair the damage to both units. WSG received approximately \$36,000 in insurance proceeds.

It became clear to the Insurance Committee during and after the claims process that we needed a currently licensed NC Insurance Agent to clarify to our unit owners the relationship between the master WSG policy and the HO-6 Homeowners Policy. Once we have this information, we will update the documents on the WSG website.

2. Review of Covenants Regarding Insurance for WSG and the Potential Applicability with Respect to Homeowners Property Insurance

- The Committee is working with our current agent, Seagroves Insurance, to better understand and clearly delineate the Weathersfield HOA responsibilities versus the homeowner's responsibility. Our goal is to have this information available at the Annual General Meeting. Seagroves Insurance will provide information on a number of topics, including dwelling, personal property, and loss assessment coverages and limits that homeowners should consider when purchasing their own HO-6 policies.

3. 2025 Insurance Costs and WSG Budget

- Insurance rates continue to rise for homeowners across all lines of insurance .
- Concurrent with this, premiums continue to rise for homeowner associations.
- We anticipate a considerable increase for the 2025-2026 insurance premiums based on this industry trend.
- WSG's rates will most likely be affected by the claim we had in 2024.
- WSG will go out to bid soon after the first of the year and will seek quotes not only from our current agent, Seagroves, but also from several other agents.
- WSG has budgeted a 20% premium increase, for a total of \$80,000, for the 2025 – 2026 policy period.

Landscape Committee Report

for the

WSG Annual Board Meeting

November 4, 2024

(This report covers December 2023– December 2024)

Submitted by: David Piet, Outgoing Landscape Chair, WSG Board Director

The Landscape Committee is responsible for both the Ruppert Landscape and Davey Tree contracts and works closely with both companies.

WSG Board Committees: The Landscape Committee works in close coordination/cooperation with the Utilities, Architecture, Buildings & Street Maintenance, and Communication Committees on related resident's request or issues. For example, homeowner requests of home improvement modifications; sewer issues; gutters, garage repairs, paving, etc.)

For both current, but especially new residents interested in landscape issues, the following documents are posted on the WSG website:

- a. WSG Landscape Management 2021 – 2022
- b. WSG Landscape Guidelines for Renovations to Homeowner Personal Property and WSG Common Areas
- c. WSG Request for Landscaping Modification Approval (Rev. 02/2021)

Note: It is important that all WSG residents consult and adhere to these documents regarding landscaping issues and procedures whether on personal property or in Common Areas.

Residents are encouraged to seek additional information on the roles and responsibilities of the Landscape Committee and residents which can be found on the WSG Website where periodic Notices are posted.

For more information please refer to the Weathersfield Service Group's website regarding Landscaping and the other Committees:

- For Landscape documents go to the Documents tab → Guidelines for Homeowners tab → Landscape Management and Landscape Guidelines for Renovations documents.

1. Ruppert Landscape:

a. Ruppert Landscape's four-year contract ends December 31, 2024. The Board issued a Request for Proposal (RFP) to several companies in the Triangle area. Progress on contracting a new company will be shared by Steve.

b. Over its four-year contract, Ruppert conducted regular maintenance and related landscape services each Wednesday, weather permitting. The two metal signs "This Week in Weathersfield" are located on the grassy verges along Weathersfield and Swim and Croquet and are used to inform residents of upcoming landscape or non-landscape events. Examples of landscape included maintenance, mulching, and aeration. Non-

landscape examples include turf treatment, aeration/overseeding, roof blowing, asphaltting, sewer work.

c. Aeration and overseeding took place in September

d. Major repair of the drainage areas from the Grove toward Woodbury, and from Woodbury down toward the Postal Kiosk was completed in August.

e. Resident requests and/or concerns that are received are addressed in coordination with either Ruppert or Davey Tree as soon as possible.

Reminders: Please use brown paper leaf bags for most of the yard debris. Plastic bags will not be picked up. Bags and yard debris should be placed in your Close's designated staging area the night before, or the day of, routine maintenance (i.e., Wednesday).

Please do not park vehicles on the grassy edges along Weathersfield and Swim and Croquet Roads. And notify contractors with trucks and heavy trailers to park elsewhere to avoid damaging the grassy areas.

Special Note: Residents are to be congratulated for continuing to place leaf bags and yard debris in the designated pickup spot in each Close rather than along the roadsides. If you do not know the staging spot in your Close, check with a neighbor as to where to place these items for pickup. Branches and other large yard debris should be bundled and tied, if possible, for easier pickup by Ruppert.

Thank you for helping to keep our community clean and beautiful.

Ruppert Landscape Staff: Ruppert recently opened an office in Apex which is now WSG VI's contact office. Neil Pelletier, Area Manager and Pedro Salmeron, Field Manager are the Landscape Committee's points of contact for WSG VI. The Landscape Committee remains in close communication with Tyler Johnson, Apex Office Head, and Neil to ensure good communication and continuity of service.

2. Davey Tree Experts:

Davey is responsible for periodic tree work. Each October a community-wide survey is conducted by the Landscape Committee and Davey Tree to determine what branches and/or trees overhanging houses and garages need attention so as not to cause structural damage or personal injury. The purpose is to "Prune the trees throughout the community to clear the homes, chimneys, garages, lights and signs as much as appropriate for the respective trees."

Following the survey, in December, Davey does the work based on the survey.

Periodic pruning/removal of branches and/or trees requested by residents was also conducted.

If you are concerned that a tree or branch poses a safety risk to your personal property or garage, notify a Landscape committee member who will assess the risk and, if necessary, take appropriate action.

Davey Tree Expert Staff: Keith Wright, District Manager

Note: It is important to keep in mind that we live in a beautiful but densely wooded community and the Landscape Committee along with Davey Tree takes seriously the safety of our homes and the health of the foliage during normal as well as stormy conditions.

The 2024 tree budget is \$40,000 and the cost for tree work to-date throughout the community has been relatively modest compared to earlier years.

Over the last several years, concerted attention has been focused on the health of our beautiful, wooded areas.

- Trees continue to age.
- Several more trees or large branches have fallen around WSG located on Common Areas or on private homes. The worst damage was at 594 C and D Woodbury.
- More residents are concerned about tree damage, so it makes sense that more needs to be done each year.

Annual Utilities Report November 2, 2024

Utilities Committee: John Tyrrell, Chair

Electric:

No substantive issues: Minor repairs to Spectrum Cable Guide Wires (not live); Restore damaged Telephone company junction box; Timer for Grove lights adjusted several times during the course of the year to coincide with time change.

Sanitary Sewer:

Completed inspections for the remaining 1/3 of 104 Weathersfield townhomes as the final stage of a three-year project to inspect sanitary sewer lines with camera scoping equipment. These proactive inspections resulted in a number of repairs mitigating pending problems that would have caused sewer backups and potentially greater repair costs.

Established a working relationship with Out the Door Plumbing and will continue to consult with them on continued proactive projects to “get out ahead” of potential problems. Examples: Removal of sewer line root intrusions; Repairing and replacing damaged sewer lines; Realigning and reattaching sewer lines that had become separated or misaligned; etc. These proactive activities are intended to prevent sewer line backups and reduce potential repair costs.

Storm Water Drainage:

Through the spring of 2023, severe rains backed up at, and spilled over to, the driveway and parking lot areas of the 570 – 581 Close. NC DoT was contacted and inspected the culvert beneath the driveway access to the Close and found that one half of the culvert had been crushed. NC DoT replaced the damaged section restoring water flow and eliminating the storm water spillage into the Close.

Heavy rains in late summer 2023 caused Storm Water surface drainage, along east side of Woodbury, to overwhelm storm sewers with debris and vegetation at collection basins at the bottom of Woodbury. The improved waterflow for the NC DoT repair likely was partially responsible. NC State Cooperative Extension was contacted to assess the problem and make recommendations. Per their recommendations, erosion control matting and approximately 15 cubic yards of Rip-Rap were installed on Woodbury to slow the flow of storm water and “filter” out debris and vegetation.

Trash Removal:

No apparent or reported issues: Budgeted amount for 2024 expected to be adequate to cover 2025 expenses even after taking into consideration a slight per unit cost increase.

Other:

One issue reported to Mill House of possible defective incoming water supply line. Based on observing water pooling on property. Upon inspection, pooling water was the result of AC condensate line discharging more than usual amount due to continued high temperatures.

Treasurer's Report for the WSG-VI Annual General Meeting, Nov 2024

New Raymond James Reserve Account

Our cash assets have been in one Pinnacle bank account for many years and totaled over 500K dollars in the account. As per our by-laws, Treasurer Newton moved 350K+ dollars from the Pinnacle account to a segregated, new SIPC Raymond James professionally managed "Reserve" account, to protect our cash assets by not exceeding the FDIC 250K dollar limit at Pinnacle Bank. The Raymond James "Reserve" account has done well, reflecting the current market, and was renewed at 4.9% October 1st, 2024, in Treasury Bills. SIPC accounts are insured up to 500K dollars, which includes a \$250,000 limit for cash.

Audit 2025

Treasurer Newton and the WSG Board requested a financial audit at the beginning of 2025 as it has been many years since the last audit. We expect this to cost about \$2500.00.

We expect the audit will suggest and/or instruct WSG VI as to best practices in how to manage the Reserve Fund for capital improvements.

Expenditures EOY 2024

After careful review of the YTD 2024 budget, we have scheduled expenditures that will take place during the last three months of 2024. Future utilities and sewer projects are scheduled to take place through the first half of 2025. The landscaping and sewer projects are expected to save WSG VI money in the future. (Please see the Utilities Report and the Landscaping Report).

Landscaping Renewal Contracts

The Landscaping contracts are up for renewal, by January 1, 2025. We have received and will review the incoming bids. We expect a reasonable increase.

Insurance Budget

The insurance budget is a "wild card" – we can hope to anticipate our needs but experienced unexpected large issues in 2024. We assume the insurance costs will increase.

Dues Increase/Reserve Study

After reviewing the initial reserve study document, the Ad Hoc committee made several changes to changes to the assumptions used by the consultant. Nevertheless, the committee recognized that a dues increase would be necessary to ensure adequate set asides for future capital expenditures. The overall increase in the 2025 budget reflects this, as well as operating expense increases. As a result, we believe a \$25 per month increase to our WSG HOA will meet our needs.

Please note that the original assumptions used by the consultant resulted in a much more substantial increase in monthly dues. The Ad Hoc Reserve Committee and WSG VI board believe that we can manage our future capital expenditures with more gradual HOA dues increases over the next several years.

Respectfully submitted,
Rebecca Newton, Treasurer

	A	B	C	D	E
1	WSG IV 2025 Budget Worksheet 9-22-24				
2					
3		2024 Budget	YTD as of 8/31	Proposed '25 Budget	Difference 2025 to 2024
4					
5	Income				
6	HOA Assessments	468,000	311,395	499,200	6.25%
7	Prepaid HOA Assessments	0	11,510	0	0.00%
8	Late Fees	0	280	0	0.00%
9	Interest- Money Market	8,000	8,291	10,000	25.00%
10	Other (Insurance Proceeds)	0	**33824.71	0	0.00%
11	Total Operating Income	476,000	331,476	509,200	6.40%
12					
13	Expenses				
14	Administration				
15	Mgmt Contract Fee	28,000	18,667	30,000	7.14%
16	Insurance	65,000	**101033	80,000	23.08%
17	Postage & Printing	900	0	900	0.00%
18	Tax Returns	500	0	500	0.00%
19	Website	50	36	36	28.00%
20	Admin, Misc. & Bank Fees	500	0	500	0.00%
21	Legal	2,000	1,887	2,000	0.00%
22	Meetings	200	0	0	100.00%
23	Reserve Study	5,000	5,550	0	100.00%
24	Audit	0	0	2,500	N/A
25	Total Administration	102,150	26,140	116,436	
26					
27	Grounds				
28	Landscape Contract	80,000	59,130	84,000	5.00%
29	Grounds Other	27,000	*3698	20,000	25.93%
30	Tree Removal	40,000	*17140	35,000	12.50%
31	Total Grounds	147,000	59,130	139,000	
32					
33	Maintenance				
34	Building Maintenance	70,000	*40411	75,000	7.14%
35	Pressure Washing	8,000	12,725	0	100.00%
36	Termite Contract	3,200	0	3,500	9.38%
37	Total Maintenance	81,200	12,725	78,500	
38					
39	Utilities				
40	Sewer Services	35,000	*11689	35,000	0.00%
41	Trash Removal	32,000	16,016	32,000	0.00%
42	Storm Water	8,000	0	5,000	37.50%
43	Electric	4,800	2,763	4,800	0.00%
44	Total Utilities	79,800	18,779	76,800	
45					
46	Total Operating Expenses	410,150	116,774	410,736	0.01%
47	Total Operating Income	476,000	365,301	510,000	7.14%
48	Net (for Reserves)	65,000		99,764	53.48%
49					
50	* Projects Completed in August and later will be reflected in the Sept - Dec YTD budget numbers				
51	** Insurance net number to date is \$100,033 minus \$33,825				

WSG-VI BOARD NOMINATION'S BIOS

Secretary: Maria Tanner

Maria earned a B.S. in Sociology, a second major in Spanish, and a teaching certification at UNC-Greensboro. She later earned her National Board Certification in Education and a Masters in Literacy from UNC-Chapel Hill.

Maria worked for Chatham County Schools for 27 years as a Spanish and an ESL teacher, teaching students of almost all grade levels. She was Secretary, Vice-President, and President of the Chatham County Association of Educators, a local chapter of the NC Association of Educators and the NEA.

Maria moved to Ferrington Village in 2020. She is retired and is an avid pickleball player.

Communication: Joyce Brennan

Joyce grew up in Florida, majored in chemistry and received a Master's degree in chemistry at University of Florida. She met her husband Mike there, and they married the year he completed his PhD in chemistry at UF. They have two daughters, one in Durham and one in Austin, Tx. Joyce and Mike moved to Ferrington in 2018. Mike died in 2020.

While in Austin, Texas, Joyce attended a National Science Foundation program at the University of Texas for women who were under utilizing their degrees in the sciences. Part of the program was to upgrade the computer skills of the group. Most of the group ended up moving over to Computer Science rather than staying in their original fields. After completing that program, Joyce was asked to teach entry level courses in the Computer Science department.

Joyce remained in the computer field both teaching and working in computer services administration until retirement. She retired as the Director of Academic Computing at Chattanooga State Technical Community College. In that job she supervised computer technicians, Faculty/Staff computer training, the Computer Services budget, and the Technology Access Fee budget. As well as doing these jobs, the last two years at the College, she was also the co-project director for a large administrative computing upgrade.

After moving to Ferrington, she has been active in Women of Ferrington, has worked on the FHA website, is a member of the Weathersfield Communication Committee, and is a member of the Finance Committee of her church.

Treasure: Rebecca Newton

Rebecca served as the CEO & President of The Carolina Theatre of Durham, Inc. between 2017 and 2020. After the theater's 3rd financial mismanagement, Rebecca, Ellen Stone and the outstanding staff left CTD in the best financial position in the history of the theater.

In 1980 Rebecca served as the first Executive Director at what is now known as The Hayti Heritage Center (was St. Joseph Performing Arts Center). Rebecca was Vice Chair of the Arts Center board of directors for 3 years, as well. She has been a NC-based professional musician since 1975 and a member of the Actor's Equity Association since 1989.

In addition to her role at CTD, Rebecca spent 30 years in the Internet industry, most recently at Epic Games, Inc. Considered a pioneer in the online world, Rebecca lead online community, safety, moderation, engagement, and customer services efforts at several multi million dollar gaming companies. Rebecca was the Chief Community & Safety Officer for 8+ years at London based Mind Candy where she managed over 100 million registered young people for the smash hit online game Moshi Monsters. From 2002 to 2007, she worked at Sulake.com (Habbo Hotels) as Global Director of Community, where she oversaw community, moderation, customer service and safety efforts in 24 countries for the world's largest teen virtual world game site. Rebecca trained and worked with law enforcement around the globe for 20+ years.

She began her online community career with America Online in 1994, where, after wearing many different hats, she landed as the Program Manager for recruitment, orientation and education for AOL's community leader program.

She also served as the Chief Innovation Officer at Carolina Partners, bringing virtual therapy technology to the mental health care field between 2014-2017.

Rebecca was recently appointed as the Parent Advisor to The Duke and Duchess of Sussex's NGO, The Archewell Foundation. She serves on the advisory board at PrivacyCheq.com. She was also a trustee at DitchTheLabel.org for 10 year.

WSG-VI BOARD NOMINATION'S BIOS

Rebecca was an appointed member of UKCCIS (2008 to 2015) by the UK government, and was a founding member of the APPG (All Party Parliamentary Group) for Young People and Social Technology (2014 – 2019). Rebecca served on Capitol Hill's Family Online Safety institute board of directors for 3 years and has been an advisor to Facebook, Lego, Hasbro, Mattel, and many other companies. She has worked extensively on children's rights and regulatory issues with the Federal Trade Commission and UK Parliament since 2001.

Vice President: Nancy Peterson

Nancy is a Human Resources (HR) Consultant and was Vice President of HR for several large New York City corporations. She currently serves on the Weathersfield Homeowners Association Board as Vice-President and Secretary, and the Child Care Resources Center Advisory Council (CCRC) (Winston-Salem, NC). Her North Carolina Board of Directors positions have included Piedmont Opera and CCRC in Winston-Salem, Terpsicorps Dance Company in Asheville, and Triad Stage in Greensboro. In addition, she has served on the Board of the Society of Human Resources Management (SHRM)'s Winston-Salem Chapter and as President of three (3) volunteer organizations in Winston-Salem: Reynolda House Museum of American Art, Piedmont Opera, and the North Carolina Museum of Art, Winston-Salem, (formerly the Southeastern Center for Contemporary Art (SECCA)). Nancy and her family enjoy living in North Carolina, reading, traveling, and life-long learning.

Landscape: John Bailey

My wife Holly and I retired here from upstate New York after careers in human services (John) and writing and publishing (Holly). We came to know Fearington when my parents retired here in the 1990s, and so it was a natural choice for us. Having owned and supervised the operation of a 90 acre farm property for 50+ years, we have come to appreciate the ongoing challenges of managing territory that is designated for human use but fundamentally in the hands of Mother Nature. I understand that I will be working for and with the residents of Weathersfield and with the Board, members of my committee, and the companies that do the work of caring for the natural resources that help make Fearington such a pleasant place to live.

Utilities: Daniel F Thomas (Dan)

NC Native, UNC alum

Marketing and Sales/Chemical Industry (retired)

Two children, 3 granddaughters (soon to be 4)

Member of The Congregation at Duke Chapel, serving as Chair: Finance

Favorite pastimes: fitness, travel, hiking, UNC basketball, and a well-made gin & tonic

Inherited my mother's Fearington Village home and moved in earlier this year

WEATHERSFIELD SERVICE GROUP VI, Inc.

PROXY

PLEASE PRINT

I/we _____, being owners of the property located at _____, Pittsboro, NC and member of the Weathersfield Service Group VI, Inc. do hereby authorize and appoint, Steve Krasnow, President of the Board of Directors, or _____, who is a member of the Weathersfield Service Group VI, Inc. to be my/our proxy, with full power of substitution to act and vote for and on behalf of me/us at the Annual Meeting to be held on Saturday, November 2, 2024. This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in Weathersfield Service Group VI, Inc., or by my/our attendance at the November 2, 2024 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Mill House Properties
1720 East Franklin Street
Chapel Hill, NC 27514
hoa@millhouseproperties.com