

**Weathersfield Service Group  
Board of Directors Meeting - Minutes  
October 24, 2024  
The Gathering Place**

President Steve Krasnow called the meeting to order at 2:00 pm. Directors David Piet, John Tyrrell, Nancy Peterson, Bob Spillane, Ernie Clarke, Treasurer Rebecca Newton, and Communications Chair Joyce Brennan were in attendance as was Mill House Properties (MHP) Director of HOA Operations, Michelle Johnson.

President Krasnow requested a motion to approve the Minutes of the September 19, 2024 Board meeting. The motion, made by Director Tyrrell and seconded by Director Spillane, was unanimously approved.

**Mill House Manager's Report - Michelle Johnson**

- Materials for the November 2 Annual General Meeting were mailed to all homeowners and were previously sent to them by email, for their review.
- The annual termite inspection was completed in all garages and crawl spaces.

**Bylaws Update/Nominating Committee Report- Chair, Bob Spillane**

- **Bylaws:** Upon receipt of the new "Amended and Restated Bylaws..." draft sent to homeowners for their review, they provided significant feedback to the Board that is both appreciated and requires time for consideration to make this important document the best document possible. Therefore, there was an in depth discussion regarding the appropriate next steps including the realization that it will not be possible to meet the Board's goal to submit a new draft for review in advance and have the WSG owner's vote on the revised Bylaws in the November 2nd AGM Meeting. A best process going forward will be discussed in the AGM meeting and the Board will communicate their decision to the owners via email the following day.
- **Board Composition:** Since the proposed Bylaws will not be in effect at the AGM meeting, homeowners will only vote for candidates running for two (2) open Board positions. The nominees are John Bailey and Rebecca Newton. Nancy Peterson, Vice President and Secretary, has resigned from the Board. Currently the longest serving Board Member, Nancy has resigned to focus on family, a new HR client, and other interests. David Piet has met term limits and will step down as Director and Chair of the Landscape Committee. John Tyrrell, Director and Chair of the Utilities Committee is also stepping down.

**Architecture Control Committee Report - Chair, Bob Spillane**

- Mill House, working with the Board, is seeking to resolve one remaining parking issue with an owner, to ensure compliance with the Covenants.

**Utilities Committee Report - Chair, John Tyrrell**

- Out the Door Plumbing is finalizing a schedule for remaining items needing repair or upgrades. The goal is to complete those repairs/upgrades in the first half of next year.
- Brightspeed and the Farrington service groups have completed their contract negotiations.

**Landscaping Committee Report – Chair, David Piet**

- A meeting will be held on October 30 to discuss the Ruppert contract renewal.
- The annual community-wide Davey Tree survey has been completed.

**Building and Street Maintenance Committee Report – Chair, Ernie Clarke**

- New work orders included a chimney cap, garage key pad, painting a back door and moving a walkway light.

### **Communications Report - Chair, Joyce Brennan**

- Longtime Weathersfield webmaster, Dan Green, has resigned from that position. Paul Bolig will continue to be responsible for posting on the site and a search for Dan's replacement will begin. Weathersfield residents are encouraged to apply for the position by contacting Chair Brennan.

### **Treasurer's Report – Treasurer, Rebecca Newton**

- Treasurer Newton requested a motion to approve the August/September financials. The motion, made by Director Clarke and seconded by Director Tyrrell, was unanimously approved.
- Treasurer Newton also requested a motion to approve a revision to the 2025 Budget. The motion was made by Director Tyrrell and seconded by Director Clarke.
- The 2025 Budget and notice of a Dues Increase will be communicated to homeowners by email tomorrow. The 2025 Dues Increase of \$12/per month is in accordance with the CPI limitations, as stated in the WSG VI Covenants.

### **Other Business - President, Steve Krasnow**

- **Reserve Study:** At the latest Reserve Study Committee meeting, the focus was on the areas/line items recommended for improvement or replacement and related costs to be spread out over time.

At 3:40 pm, President Krasnow adjourned the meeting.

The Weathersfield HOA Annual General Meeting for all Weathersfield homeowners will be held on Saturday, November 2nd from 2:30-4:30 pm at the Gathering Place.

As was previously mentioned, Barbara Layton is hosting a reception for homeowners immediately following the meeting, in appreciation of the kindness and concern the family received from the Weathersfield community with the passing of Board Vice President Larry Layton.

Respectfully submitted,

Nancy Peterson,  
Secretary  
October 28, 2024