

**Weathersfield Service Group  
Board of Directors Supplemental Meeting - Minutes  
December 5, 2024  
The Gathering Place**

President Steve Krasnow called the supplemental meeting to order at 2:02 p.m. Directors Bob Spillane, John Bailey, Rebecca Newton, and Ernie Clarke were in attendance; therefore, a quorum was present. Secretary Maria Tanner and Communications Chair Joyce Brennan were also in attendance as was Mill House Properties (MHP) Director of HOA Operations, Michelle Johnson. Daniel Thomas was unavailable.

President Krasnow requested a motion to approve the Minutes of the October 2024 Board meeting. The motion, made by Ernie Clarke and seconded by Bob Spillane, was unanimously approved.

An open session was held for comments from homeowners Paul Bolig, Jo Bolig, and Dan Green. After Paul Bolig distributed hand-outs to the Board, he raised several issues of concern.

1. He addressed the issue of parking in front of the garage by referring to "Article II. Section 3. Parking Rights" of the WSG Covenants and indicated the wording "Each unit will respect their neighbors' temporary need for additional spaces as agreed upon by the Living Unit Owners to accommodate guests, visitors, moving vehicles, and service vehicles, when necessary," emphasizing the words "temporary need" and "additional spaces."
2. He referred to the definition of the word "temporary" as being lasting for a limited time.
3. He referred to the hand-out of "Key Items within the Weathersfield Covenants." Specifically, Item #3 as it refers to parking.
4. He requested a formal letter from President Krasnow and Adam Jones of Mill House Properties showing that the Weathersfield BOD understands that it does not have the authorization to make arbitrary changes to the Covenants and Bylaws and that such changes require a formal vote by the entire community as outlined in the Bylaws and Covenants. He also requested that an "e-blast" be sent to every owner and tenant within the Weathersfield Community, as delineated in the "Letter to Mr. Steve Krasnow and Mr. Adam Jones."

President Krasnow stated that the parking issue will be referred to our attorney, Harmony Taylor. Mr. Bolig expressed his desire to be present at the meeting with the attorney or, if not invited, that each document he submitted be given to the attorney. President Krasnow stated that Mr. Bolig could not be invited but it was a reasonable request to provide the attorney with his documents and he thanked Mr. Bolig for his work on this matter.

MOTION: Vice President Newton made a motion that the documents presented by Mr. Bolig be sent to our attorney and be included in a meeting with our attorney regarding parking. The motion was seconded by Director Ernie Clarke and passed by the Board.

Jo Bolig expressed her hope that the attorney is thoroughly familiar with WSG's governing documents, specifically as to whether a Board member can hold multiple offices. She recommended that the Board follow the process for amending the Bylaws and that changes should be generated by the attorney with input from the Board, approved by the Board, and later presented to the Community for final approval. She requested that, after the attorney reads the Bylaws, that he/she renders a legal opinion in writing, to be submitted to the homeowners.

Dan Green expressed a concern among some homeowners that there are things being done which appear to conflict with the Bylaws and Covenants. He suggested that the Board should be familiar enough with the Bylaws and Covenants so that this does not occur again in the future.

Director Bob Spillane requested that the comments of the guests be included in the minutes.

Jo Bolig inquired if they could get copies of the minutes before they are posted, although they are not Board members. Director John Bailey expressed his opinion that, given that the topic of "procedure" was being discussed, the request does not follow proper procedure, and he was strongly reluctant to approve such a request. Bob Spillane agreed that the process should be followed wherein the minutes are approved by the Board, then posted at the WSG website. Homeowners have a right to make comments at that time.

Vice President Rebecca Newton suggested that the Secretary, Maria Tanner, send a copy to the Boligs of her recordings of their presentation and concerns to inquire as to whether it is a good representation of their statements before the minutes are finalized.

MOTION: Director Bob Spillane made a motion that we postpone the discussion about parking until a future executive session. The motion was seconded by Director Ernie Clarke and passed unanimously.

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

- Once the WSG Treasurer approves the monthly financials, the HOA Financial Manager submits them for posting on the website. The Financial Manager also distributes the monthly ledgers for committee chairs who have requested them.
- Since the last Manager's Report, four (5) new work orders have been opened and addressed, and included two (2) roof leaks, a chimney cap, and a sidewalk light.
- A new five-year contract was signed with Ruppert by the previous WSG Board. Ruppert worked on leaf management and pruning. They also completed the sod at 508 and the drainage work at 596B.
- Special projects:
  - Michelle Johnson and Annetta Hoggard attended the WSG Annual Meeting on November 2, passed out ballots, and tabulated votes.
  - All Board members submitted a picture of their driver's license and Bagwell Holt filed for the Corporate Transparency Act.
  - MHP sent all homeowners an email about the new landscaping procedure and the 2025 monthly assessment increase.
  - MHP is seeking proposals for a year end audit of 2024.

#### **Architectural Committee Report - Chair, Bob Spillane**

- Director Spillane will request formal architectural drawings from the homeowner of 553 Weathersfield who asks for approval to make changes from a window to a door leading to a deck.

#### **Insurance Committee Report - Chair, Steve Krasnow**

- President Krasnow has been researching multi-year contracts for insurance which will include the possibility of increased deductibles. Discussion on this issue will be held in January.

#### **Landscaping Committee Report – Chair, John Bailey**

- A new five-year contract was signed with Ruppert.

### **Utilities Report – Daniel Thomas**

- Work on the sewer line for 594C-D was discussed.

### **Buildings and Maintenance Report – Chair, Ernie Clarke**

- Work is being done to replace some shingles on Joyce Brennan's roof.
- Three hinges on Edith Seno's garage door were replaced at her expense since the damage was not normal wear and tear but caused by the owner.
- David Piet had a new chimney topper installed.
- Director Clarke will review and possibly re-write the Maintenance Chart and send it to Michelle Johnson.

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

- Holly Bailey will be working on the Landscaping Committee instead of the Communications Committee.
- Joyce Brennan will contact a person who may be hired as the WSG webmaster.
- Joyce Brennan volunteered to change the form on the WSG website to reflect Ruppert's new work order protocol in which requests go to Mill House so that they can be documented.

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

MOTION: A motion was made by John Bailey and seconded by Ernie Clarke to approve the November financials. December financials will be distributed to the Board for review and approval at the next meeting.

- Treasurer Newton introduced the 2025 Budget, specifically noting the amount allotted for tree removal.

### **Other Business**

- **Bylaws:** Director Bob Spillane noted that a schedule has been proposed for review of updates to the Bylaws by Joyce Brennan. Director Spillane will send the package to the WSG lawyer, Harmony Taylor in early January 2025.
- **Reserve Committee:** The Committee has been discussing a professional evaluation of current roof conditions, possibly delaying the schedule for two years.
- A professional evaluation of our asphalt parking areas by Raleigh Paving will be scheduled.
- **Master Calendar:** According to the Covenants, seven (7) Board Meetings are required. The Secretary will make a package of all Board Meeting documents and send them to the Board via email prior to each Meeting.

At 3:37 p.m., President Krasnow adjourned the meeting. The next regularly scheduled Board of Directors meeting will be Thursday, January 23, 2025, at 2:00 p.m. at the Gathering Place.

Respectfully submitted,

Maria Tanner,  
WSG Secretary  
December 11, 2024

555 Fearington Post  
Pittsboro, NC 27312  
December 5, 2024

Mr. Steve Krasnow  
594E Fearington Post  
Pittsboro, NC 27312

Mill House Properties  
1720 E. Franklin Street  
Chapel Hill, NC 27514  
Attention: Mr. Adam Jones

Dear Mr. Krasnow and Mr. Jones,

I am formally requesting that the following actions be taken by the Weathersfield Board of Directors and that confirmation of these actions be provided to me in written form within thirty (30) days of December 5, 2024.

- Send an "e-blast" to every owner and tenant within Weathersfield as follows:
  - "WSG VI will maintain upon the Common Areas one garage unit and one outside parking space for each Living unit."
  - "Tenant/owners are entitled to park no more than 2 vehicles within the community at any time."
  - "Each Living Unit will respect their neighbors' temporary need for additional spaces as agreed upon by the Living Unit Owners to accommodate guests, visitors, moving vehicles, and service vehicles when necessary."
  - No parking in front of garage door is permitted except for the "temporary need for additional spaces as agreed upon by the Living Unit Owners to accommodate guests, visitors, moving vehicles, and service vehicles when necessary."
- I am also requesting that the above statement be posted on the Weathersfield website.
- A letter to me indicating that the Weathersfield BOD understands that it is not authorized to make arbitrary changes to the Covenants and Bylaws and that any such changes require a formal vote by the entire Weathersfield community as outlined in the Bylaws and Covenants.

Sincerely,



Paul R. Bolig Jr.