

WHEATHERSTONE

BOARD MEETING

November 8, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair, Molly Divine, Secretary, Don Eastman, Treasurer, Vic Goodman, Landscape Chair, Bernie Kelly, Maintenance Chair. No other homeowners were in attendance for the meeting.

- 1. 1:00 P.M. OPENING OF MEETING:**
There was consensus to go into executive session.
1:30 P.M. Board Meeting Reconvened:

TREASURER UPDATE:

Don Eastman briefly discussed the Forensic Inspection Report which was provided to the reserve study planner. He explained that \$82,000 was projected in 2022 as reserve expenses.

Don also explained that \$97,000 could be transferred into the reserve fund in 2022 and that the operating budget includes a 3% increase. He also mentioned that \$4,000 was in the budget for any emergency snow removal work that may be required.

Window Discussion (#68)

There was brief discussion of the windows to be replaced at the home of #68.

Motion: There was a motion passed to authorize the windows as long as they are white vinyl and of the same size as those being replaced with proper installation to meet current building codes.

Stairs of 92 & 94:

There was brief discussion of the stairway access leading to 92 and 94 as not considered common area property.

- 2. ADJOURNMENT: 2:18 PM**

**Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker**