

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

October 14, 2008

Directors Bruce Franks, Scott Tiemeyer, Steve Parman, and Amy Shelton and the secretary were present at the meeting, which was conducted at the home of Scott and Lisa Tiemeyer.

The president submitted a written report, indicating that the lock and keypad for the gate to the pool area have been installed, that a default entrance code is being used, but that each homeowner will be assigned his or her own individual entrance code when the pool reopens in the spring. The pool will be closed for the winter on October 15 and, thereafter, various board members will then clean and store the pool furniture. The president has submitted to Harold Dingman for signature an Agency Agreement whereby the Association will be appointed as Capstone's agent for the purpose of enforcing and administering the subdivision's restrictive covenants. Regarding the construction of houses on lot nos. 34 and 97, the board directed the secretary to draft letters to the City of Collegedale, with copies to the builders, requesting enforcement of regulations of "overgrown and dirty lots"; the letter regarding lot no. 97 will also address the runoff problem.

The president indicates that initiation fees in Phase III have been paid with respect to all but four lots, that the 2007 assessment remains outstanding with respect to just one lot, and that the 2008 assessment has been paid except with respect to all but five lots.

The Beautification Committee has posted signs near the light switches in the pool house indicating in which positions the switches should be left when the last homeowner leaves the pool area in the evening. The committee has scheduled a work day for November 9. The tasks to be undertaken include weeding, trimming, and the turning of mulch. The Communications Committee hopes to have the next issue of the newsletter out by November 8. The Events and Activities Committee has abandoned plans for a fall party, but that a neighborhood yard sale is still being planned for November 15. The Issues, Concerns, and Compliance Committee will send a letter to the City of Collegedale regarding problems with the standpipe in the Wiltshire Drive holding pond.

The board will finalize a proposed 2009 budget at its next meeting, and the proposed budget will be submitted to the members for approval at the annual meeting scheduled for January 15, 2009, at 7:00 p.m. at Collegedale City Hall.