

**SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF
WELLESLEY HOMEOWNER'S ASSOCIATION**

February 10, 2009

Directors Scott Tiemeyer, Carla Stalvey, and Joe Salamone and the president and the secretary were present at the meeting, which was conducted at the home of Carla Stalvey.

The president reported that his investigation reveals that it is permissible to gate the subdivision but, if that is done, the Association would take full ownership, control, and responsibility of and or the entire subdivision, including streets, street lights, and electrical. The president also reported that Capstone has signed the Agency Agreement, authorizing the Association to administer the restrictive covenants on the developer's behalf. The president has sent an e-mail to the City of Collegedale regarding B.R. Smith's failure to comply with the City's letter regarding lot no. 34. He also reported that the fountain is broken as a result of damage from freezing conditions this winter and will require repairs in the spring.

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 two lots. Eight homeowners have already paid the 2009 assessment.

The president reported that the next issue of the newsletter should be distributed in early March, and that it will include information about operation of the new lock on the pool area gate. The Planning and Finance Committee has obtained a second bid for the pool house repairs of \$9,500, compared with the initial bid for \$10,000.

The board decided to address habitual parking problems on a case-by-case, one-on-one basis, rather than asking the Collegedale City Commission to take action (such as banning on-street parking altogether).

The board directed the Planning and Finance Committee to obtain additional bids for the permanent pool cover, based on the specifications provided by the Association's pool maintenance company.

There was discussion of the continuing (or, perhaps, increasing) problem of speeders in the subdivision. The president will again contact the City of Collegedale about the possibility of installing speed humps.

The president will investigate what needs to be done to organize a neighborhood watch group for the subdivision.