

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

April 13, 2009

Directors Greg Bohannon, Bruce Franks, Carla Stalvey, and Joe Salamone and the president and the secretary were present at the meeting, which was conducted at the home of John and Jill Dawson.

The president reported that B.R. Smith has now moved the other piece of heavy equipment from lot no. 34. There appears to be nothing more the Association can do to get Mr. Smith to build a house on the lot.

The president reported that initiation fees in Phase III have been paid with respect to all but three lots and that one of the homeowner has agreed to pay the fee in installments. He also reported 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 one lot. All but 19 homeowners have paid the 2009 assessment. The board has learned that one of the delinquent homeowners is renting their house to five unrelated university students.

The board liaison with the Beautification Committee, Carla Stalvey, reported that the committee is preparing for the subdivisions April 25 work day. The board liaison with the Communications Committee reported that the next issue of the newsletter should be distributed by the weekend. That committee will investigate the cost of the Association obtaining its own URL for its Web site. The board liaison with the Events and Activities Committees, Scott Tiemeyer, submitted a written report regarding the garage sale planned for May 2 and the pool-opening party scheduled for May 16. The board authorized the Issues, Concerns, and Compliance Committee, whose board liaison is Joe Salamone, to send letters to various homeowners regarding vehicles parked across the sidewalk, the parking of a trailer in a driveway, an inoperable vehicle parked in a driveway, so many cars parked in the street at two homeowner's houses that it is often difficult to drive between them, and the placement of Collegedale garbage cans in front of the house rather than to the side or back as required by a Collegedale ordinance. The board liaison with the Planning and Finance Committee, Greg Bohannon, sought and obtained authorization for the president to enter into a contract with Pennington Framing Company for repairs to the pool house at a total cost of \$8,087, payable 40% upon commencement, 40% upon completion, and 20% upon acceptance by the Association. The committee will also seek a bid for the painting of the pool house floor with an appropriate textured paint. The board also authorized the president to enter into a contract with D & K Lawn Services at a total annual cost of \$2,175, payable as services are rendered.

Regarding a Neighborhood Watch program, the individual who suggested the formation of such a program for the subdivision is unwilling to serve as the neighborhood's liaison with the City of Collegedale so, unless someone else expresses a willingness to serve in that capacity, a Neighborhood Watch program will not be formed.

"No Soliciting" signs will be placed at the front of the subdivision and halfway back, not only to discourage soliciting but also as a tool to discourage burglars and vandals from entering the subdivision.

A homeowner has asked the board to consider charging one assessment amount for those who wish to use the pool and another for those who do not. The board voted unanimously not to adopt a two-tiered assessment structure for reasons including that such a structure would open the door for others to request discounts based on their not taking advantage of other amenities.