

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

August 31, 2009

Present were Greg Bohannon, Scott Tiemeyer, Carla Stalvey, and Joe Salamone, constituting a quorum. All three officers were also present.

The president reported that vacant lot no. 97 has been cleaned up and that the City of Colledale has a hearing scheduled for September 10, 2009, regarding the cleanup of and removal of the foundation from lot no. 34. The parking and other problems resulting from the renting of a house on Salisbury Lane to a group of college students appear to have improved, apparently as a result of the students vacating the premises; the board and officers will continue to monitor the situation to assure that the amelioration of the issues is not merely temporary. The president also reported that a locking knob has been installed at the pool house to secure the controls to the irrigation system and to secure supplies stored there.

The president informed the board that the fountains in the sediment pond between Chaucer Terrace and the foot of Wiltshire Drive may not be reactivated unless and until the developer is no longer using it as a sediment pond. He also indicated that the City is still trying to determine (1) if the developer is responsible for maintaining the pond and its environs (including mowing around the pond), and (2) if state and federal environmental authorities would permit homeowners or the Association to provide such maintenance.

The treasurer agreed to responsibility for activity related to the collection of initiation fees and annual assessments. All but two homeowners have paid their initiation fees, all 2007 and 2008 assessments have now been paid, and only two couples have failed to pay the 2009 assessment (with respect to one of which the board directed the secretary to proceed with the filing of a lien notice). Although the treasurer has not completed his research, he has tentatively concluded that the Association is not exempt from the obligation to file federal income tax returns, although the Association should not have any taxable income.

The board liaison with the Beautification Committee, Carla Stalvey, reported that her committee will be scheduling a fall cleanup work day. The board liaison with the Issues, Concerns, and Compliance Committee, Joe Salamone, indicate that, once the board has information regarding maintenance of the Wiltshire Drive sediment pond (see above), he may be raising an issue regarding whether the pond area should be maintained by the Association. The board authorized that committee to send a letter to a homeowner in Phase I on Wellesley Drive regarding the disruptive behavior of his children and their friends. The board directed the liaison with the Planning and Finance Committee, Greg Bohannon, to investigate the cost of replacing the fence around the pool area with a six-foot fence or, if available, installing a two-foot addition to the top of the fence. The board also discussed replacing the present gate entry system with a card reader, and (if the fence is replaced or heightened) removing the gate and allowing entrance only through the pool house. The board authorized the repair or replacement of baseboards in the pool house (as a result of a water leak) and the resurfacing of the pool house floor, to take place in late September or early October.

The board determined that the last day of operation of the swimming pool in 2009 will be Sunday, September 20.