

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

October 5, 2009

Present were Bruce Franks, Scott Tiemeyer, and Carla Stalvey, constituting a quorum. All three officers were also present.

The president reported that he will contact the City of Collegedale regarding vacant lot no. 97, which has again become overgrown, and that Fred Sumrall has purchased vacant lot no. 34, removed the foundation, graded the lot, and installed sod.

The president informed the board that it is the City's position that the developer is not responsible for maintaining the sediment pond between Chaucer Terrace and the foot of Wiltshire Drive, and that the City has not provided any information regarding whether the homeowners or the Association main maintain the pond. The board believes that pond maintenance should be the responsibility of the developer because (i) it is the developer that is using the pond, for runoff from construction in Phase 3, (ii) the developer defined the extent of the pond by building a fence separating it from the adjoining homeowners' back yards, and (iii) it would constitute trespassing for a homeowner or the Association to cross a homeowner's property to access the pond area to perform maintenance. Scott Tiemeyer will attempt to convince the City that maintenance is the developer's responsibility, in hopes that the City will pressure the developer to do so, and will also investigate whether individual homeowners or the Association may perform the maintenance without violating environmental regulations.

The treasurer presented a draft operating report, and will prepare a draft of the 2010 budget and circulate it prior to the board's next monthly meeting. The treasurer will attempt to collect initiation fees from the two couples who have not yet paid them and/or the closing attorneys/title companies. The president will send the owners of one of the two homes with respect to which the dues have not been paid, making clear the amount of unpaid dues. The secretary also reported that a lien notice has been filed with respect to the second property with respect to which annual assessments have not been paid.

The treasurer report his conclusion that the Association does not qualify for tax-exempt status with the Internal Revenue Service, but that the Association's dues receipts are exempt from federal income taxation. It appears that the Association did not file federal income tax returns in 2007 and 2008; the treasurer will proceed to prepare those returns.

The board liaison with the Beautification Committee, Carla Stalvey, reported that, in lieu of a fall cleanup work day, her committee will be asking the board to include in the proposed 2010 budget funding to hire someone to perform the required services in early 2010. The Board liaison with the Communications Committee, Bruce Franks, reported that the next issue of the newsletter will be distributed within the next two weeks. The board also voted to ask Scott Dawson to create a FaceBook page for the Association, to include links to the Association's Tripod Web site. The board liaison with the Events and Activities Committee, Scott Tiemeyer, reported that the fall yard sale will take place on October 17, and

that the committee is planning a chili cookoff and pot luck dinner for November 1 to take place in the street on Chaucer Terrace.

The board discussed the Hazens' property, at which it appears that several unrelated people still reside, and the president agreed to attempt to contact Mr. Hazen in that regard. The Issues, Concerns, and Compliance committee will also draft a letter from the president to the City of Collegedale, soliciting its assistance regarding the problems with the appearance of the home being rented by Eric and Lauren Dingman (trash, disabled vehicle, etc.). It was reported that the baseboards in the pool house are presently in the process of being replaced and that, when that is complete, the floor will be repainted and coated with a material designed to reduce the likelihood of members or their guests slipping and falling. The Association is also obtaining a quote for an addition to the height of the pool area fence.

The treasurer explained that the interest on an interest-bearing account would be non-exempt (and possibly taxable) income to the Association and, based on that information, the board decided not to transfer any of the Association's funds to an interest-bearing account at this time.

As the time required to operate the Association has increased so that it is becoming unreasonable to impose all of the tasks on the officers of the Association, the board discussed the retention of a property management company to perform some of those tasks, probably including billing, collections, covenant enforcement, and contracting. The Planning and Finance Committee will be asked to investigate the cost of retaining a property manager and, if feasible, that cost will be included in the proposed 2010 budget.

Erosion under the corner of the lot no. 1 parking lot has become a problem, so the board is asking the Planning and Finance Committee to investigate the cost of installing a drain there.