

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

November 9, 2009

Present were all five directors and all three officers.

The president reported that he has sent an e-mail to the City of Collegedale regarding vacant lot nos. 92 and 97, which have again become overgrown.

Scott Tiemeyer confirmed 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 indicates that the homeowners and/or the Association are free to maintain the pond. The board then voted not to mow or otherwise maintain the pond area, leaving that responsibility to the homeowners whose properties extend into the pond.

The treasurer presented a statement of expenses (budget and actual) as of September, 2009, a copy of which is attached to the unabridged version of these minutes, which reflects that the Association is presently \$6,459 under budget. The treasurer also presented a draft 2010 budget to the board, which the directors discussed later in the meeting. The treasurer indicated that he will now attempt to collect initiation fees from the owners of two homes, as their closing attorneys/title companies failed to withhold those fees at the closings. The board also voted to retain an accounting firm to review the Association's tax returns, to be drafted by the treasurer, and sign them as the preparer.

The board liaison with the Beautification Committee, Carla Stalvey, indicated that D&K Lawn Service has submitted a proposal for 2010 in the amount of \$3,215, which would include all services provided in 2009 and also laying landscape fabric, weeding and fire ant control, winterizing and cleaning the fountain, maintaining light bulbs at the entrance, pruning, fertilizing and insect control, disease control of shrubs, roses, crepe myrtles, and flowers, summer and winter annuals, soil replenishment and fertilizing, and mulching. D&K also submitted proposals to place marble chips around the pool house, pool, pump house, and pool area for \$2,185; construct a 3' x 10' retaining wall by the pump house for \$600; and install edging on the back side of the pool area for \$300.

The board liaison with the Communications Committee, Bruce Franks, reported that the Association has created a FaceBook page, which includes a link to its Internet home page. The board liaison with the Events and Activities Committee, Scott Tiemeyer, reported that four or five families participated in the garage sale and that 20-25 families attended the fall party. The committee has decided to conduct only one garage sale next year.

The board liaison with the Issues, Concerns, and Compliance Committee reported that the problem with multiple tenants at the Hazens' property on Salisbury Lane has abated, as has problems with disruptive behavior by the Kuebler children and their friends. The City of Collegedale has issued a citation to Eric and Lauren Dingman and/or their tenants, David Soffield, on account of the appearance of lot no. 157. The board authorized Mikel and Cynthia Blank to install a shed in their back yard, provided that it is painted to match their home and is not visible from the road.

The board liaison with the Planning and Finance Committee, Greg Bohannon, reported that it will cost \$4,500-\$5,500 to remedy the erosion problem under the parking lot by repairing the left rear corner and installing a proper drain, and the board agreed that that is a high-priority project. It would cost \$10,000 to add two feet to the top of the four-foot pool area fence, while it would cost \$16,000 to replace the entire fence with an eight-foot fence, and the board agreed that increasing the height of the fence is a low-priority project. Greg reported that the problem with water in the pool house near the front door appears to have resulted from improperly latching the front door; and that the problem with water in the pool house near the back door appears to have resulted from the removal of weatherstripping. Installing a front door to the pool house that would automatically close does not appear to be a viable option since the door is framed in wood. The Association's contractor has replaced most of the baseboards, and will repaint the pool house floor when it has dried. The Association will install anti-slip tape near the doors after the repainting has been completed. The board also agreed that, although the pool house is poorly roofed, the Association will try to maintain the existing roof unless and until it becomes apparent that re-roofing is necessary.

The board discussed the proposed 2010 budget, and will send a letter to homeowners soliciting candidates for the two director positions that will be vacated in January and also for the position of president at the end of John Dawson's present term. The board agreed to issue the formal notice of the annual meeting in late December.