

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

February 9, 2010

Present were all five directors: Greg Bohannon, Carla Stalvey, Joe Salamone, Tina Holley, and Denise Parman. Also present were the interim president and the secretary.

The interim president indicated that he (or his replacement) will contact the Collegedale City Manager about the cleanup of vacant lot no. 97, and will contact Capstone Developers about the cleanup of vacant lot no. 92. The interim president also reported that Douglas R. Hawks of Barto, Hoss & Company, P.C., is in the process of preparing the corporation's federal income tax returns for 2007, 2008, and 2009, for a total fee not to exceed \$1,000. The board authorized the secretary to prepare a notice of lien with respect to one lot that is delinquent in the payment of the 2008 and 2009 assessments.

The board liaison with the Beautification Committee, Carla Stalvey, indicated that she will contact D&K Lawn Service to authorize them to begin work (as and when the weather permits) on the construction of a 3'x10' retaining wall by the pump house as authorized by the membership via its approval of the 2010 budget. The board liaison with the Communications Committee, Denise Parman, reported that her committee intends to issue one-sheet (front and back), black-and-white newsletters on a monthly basis.

The board liaison with the Issues, Concerns, and Compliance Committee, Joe Salamone, indicated that there is a problem with parking along the stretch of Wellesley Drive between Salisbury Lane and the curve at the top of the hill. Joe indicated that he will meet with homeowners in the area to request their cooperation in minimizing inconvenience and safety concerns resulting from the number of cars parked in that area. Joe also indicated that he will send a letter to the builder regarding the house on Hastings Way the front of which does not comply with the covenants. The secretary will also draft a letter for the president to send to all builders, requesting adherence to the covenants, particularly with respect to fencing and the fronts of houses.

The board liaison with the Planning and Finance Committee, Greg Bohannon, reported that the contractor will repaint the pool house floor and install non-skid strips when the weather permits. The board decided that the wooden baseboards should be replaced with rubber ones due to the high moisture level in the pool house. He indicated that the roof over the men's room in the pool house is leaking, but that the contractor will attempt to stop the leak at no additional charge.

The board unanimously voted to appoint Jeffrey C. Sikes as the corporation's president for 2010, replacing John L. Dawson. Residents wishing to contact Jeff may call him at 423-910-0463 or e-mail him at jsikes6891@aol.com.

The board voted to waive 100% of the 2010 assessment for the president and secretary and 50% of the treasurer's 2010 assessment in appreciation for their 2009 service to the corporation.