

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

March 15, 2010

Present were Carla Stalvey, Joe Salamone, Tina Holley, and Denise Parman, constituting a quorum. Also present were the president and the secretary.

The president reported on his meeting with officials of the City of Collegedale, including that the City will address the issue of exposed pipes but that the County should be contacted regarding runoff problems. The City also promised to make sure the property owner cleans up lot no. 97 in the spring. The president also reported that a house is now being built on lot no. 92 on Chaucer Terrace, that the builder has cleaned up that lot, is adhering to the restrictive covenants, and otherwise acting in a cooperative and responsible manner. The president also reported that letters have been sent to the three builders who build homes in the subdivision, reminding them about the covenants and requesting their adherence to them. The board authorized the president to accept Lori Stacey's proposal to clean the pool house for the same charges as last year.

The secretary reported that the Association has on hand \$24,332.96 as of February 26 and that the 2010 assessment has been paid or waived with respect to 76 of the 110 homes for which dues are payable (69%). The president will mail second invoices (adding a \$10 late fee) to the remaining 31 homeowners and will mail first invoices to three homeowners who did not receive the initial invoice. The president will also contact the owner of a new home in Phase III regarding payment of the initiation fee, which the title company neglected to withhold and remit. The secretary also reported that the 2007-09 federal and state tax returns have been prepared, for fees totaling \$850. The secretary also reported that a notice of lien has been filed with respect to one property in Phase III. Also, the board ratified its e-mail vote to accept Clay Scott's proposal that his \$250 2010 assessment be waived in exchange for his company's services in opening and closing the pool in 2010 (a value of \$350).

The board liaison with the Beautification Committee, Carla Stalvey, reported that the construction of a retaining wall behind the pool is complete, as well as other landscaping services such as pruning and mulching. The board liaison with the Communications Committee, Denise Parman, reported that the new subdivision directory has gone to the printer. The board liaison with the Issues, Concerns, and Compliance Committee, Joe Salamone, indicated that the parking problem on Wellesley Drive has improved considerably. Also, he will discuss with James Goodwin his compliance with the restrictive covenants (including square footage requirements) with respect to the house he is building on Hastings Way.

The board voted to open the swimming pool on May 8. The president will confer with Bruce Franks regarding the assignment of new gate entry codes and with Clay Scott regarding the pool-opening process.