

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

April 12, 2010

Present were all directors and all officers.

The president reported that the Association's swimming pool maintenance company has been notified that the pool will open on May 8. Bruce Franks will input new gate entry codes by the end of April, and each homeowner who has paid all assessments and late fees will be issued a code, along with a copy of the pool rules. The president also reported that the 2010 pool permit has been issued to the Association. The treasurer reported that the Association presently has on hand \$35,753. All initiation fees have been paid, and the 2010 assessment has been paid or waived with respect to approximately 88% of the homes in the subdivision.

The board liaison with the Beautification Committee, Carla Stalvey, reported that four replacement umbrellas have been purchased for the pool area, and the board, by a vote of 4-1, authorized the purchase of one additional table with four chairs and a set of six additional lounge chairs. The board also authorized a thorough "spring cleaning" of the pool house and pool area at a cost of \$125. The board liaison with the Issues, Concerns, and Compliance Committee, Joe Salamone, reported that the new home being built on Hastings Way does comply with the restrictive covenants' requirements with respect to square footage.

The board liaison with the Planning and Finance Committee, Greg Bohannon, reported on three options for repairing the swimming pool parking lot, and the board voted to authorize the process that will cost \$500-\$1,000. That process (which can be explained by Steve Parman) would require the work of five or six people but could be completed in one day. Greg also reported that it would cost \$10-\$25 per month per lot for the Association to retain a property management company, and the board voted to abandon its consideration of retaining a property management company. Greg also reported that his committee is investigating the cost of possible future major projects, such as building a second swimming pool, a playground, or a tennis court, or improving the existing pool property. In that regard, Tina Holley will approach the developer about the possibility of a donation of a lot in Phase III or IV for such a purpose.

The secretary clarified for the board the Association's authority to review plans, grant waivers, take enforcement action, and otherwise administer the subdivision's restrictive covenants. To oversimplify, the Association has full authority with respect to houses that have been sold to homeowners or are being leased to residents, in all phases of the subdivision.

The board voted to enforce the Association's late fee policy on a uniform basis. The president will issue invoices for late fees to homeowners who pay their assessments late but without including late fees, and no pool area gate entry code will be issued to any homeowner who has not paid all assessments and late fees in full.