

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

July 12, 2010

Present were all directors and all officers.

The president reported that the City of Collegedale asked the owner of lot no. 97 to take steps to stop the runoff from the lot, and that the owner (Doug DeGrave) has done so. The treasurer furnished draft reports, comparing actual expenditures with the budgeted amounts and reflecting cash on hand of \$37,136 as of June 30, 2010. The treasurer also furnished a summary of outstanding assessments and late fees, showing that only two homeowners have failed to pay the 2010 assessment and that \$120 in 2010 late fees are owed. The board authorized the preparation and recordation of lien notices with respect to those two homes. A third homeowner, who recently moved into Phase III, also owes the initiation fee and a pro-rated portion of the 2010 assessment.

Denise Parman, the board liaison with the Communications Committee, reported that she delivered a "welcoming package" to Jack and Joan Ferrell, who recently moved into the house at 4494 Wellesley Drive. Denise also reported that the dogs at 9678 Wiltshire Drive, which has been vacated by the residents, will be removed tomorrow. Greg Bohannon, the board liaison with the Planning and Finance Committee, reported that there is a water leak between the outer wall and the floor of the men's restroom in the pool house. Joe Salamone is in the process of obtaining an estimate of the cost of putting the entry fountain into working order.

The board authorized the purchase of an additional table and four chairs, six lounge chairs, and an umbrella and umbrella base for the pool area, to be paid for from the "pool furniture" and "miscellaneous" budgets. The board also discussed the formulation of a procedure for addressing serious and/or habitual violations of the pool rules, and directed Joe Salamone to purchase two new signs listing the pool rules, one of which is to be placed at the pool area entry gate. Joe will also price a replacement doorknob lock for the front door of the pool house, which would open without a key only from the inside.

Denise Parman reported that the dressing room doors have been locked. The board authorized the investigation of the cost of putting the pool area's motion detector floodlights on a separate circuit, so they cannot be turned off.

The secretary will assemble an e-mail list to be used to communicate emergency information (such as the recent temporary closing of the pool due to a sanitation issue) to the membership. The next newsletter will solicit homeowners' e-mail addresses.

James Goodwin of Capstone Developers has expressed a willingness to provide equipment and labor to assist in the improvement of the subdivision. The president and Tina Holley are planning to meet with James to discuss ways in which the developer and the Association can joint efforts and generally in hopes of improving the relationship between the developer and the Association.