

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

August 23, 2010

Present were Greg Bohannon, Joe Salamone, Tina Holley, and Denise Parman, constituting a quorum. Also present were all officers.

The president reported that he negotiated a settlement with Eric and Lauren Dingman: subject to board approval, the president agreed to waive all unpaid assessments, late charges, and initiation fees with respect to lot no. 157 and to release the Association's liens of record in consideration for Mr. Dingman's reimbursement of the costs of recording the lien notices and releases. The president further agreed that no annual assessment will be imposed on March 1 of 2011 or subsequent years, unless the house has been sold or leased or is otherwise occupied on the assessment date, subject to the imposition of a pro-rated assessment in the event that the house is sold or leased or otherwise becomes occupied during the year. The board voted 3-1 to approve the settlement, with Denise Parman dissenting. The president also reported that the replacement keypad has been received but will not be installed at the pool entry gate since it arrived so late in the season. The president also reported that Waterworx Pools, which maintains the subdivision's swimming pool, will also be maintaining the fountain in the entrance, including chemical treatment, maintaining the water level, and unclogging the water spouts.

The treasurer furnished a draft report, comparing actual expenditures with the budgeted amounts and reflecting cash on hand of \$36,074 as of July 30, 2010. The president also noted some significant expenditures in August, including \$850.00 for repairs of the pool house and fountain and \$803.49 for the purchase of additional pool furniture. The treasurer informed the board that all initiation fees have been paid with the exception of that due from the owners of lot no. 120, and that (considering the settlement with Eric and Lauren Dingman) the 2010 assessment has been paid or waived with the exception of lot nos. 65 and 120. The treasurer also indicated that the new owner of lot no. 65 has requested the amounts of the unpaid assessments and has expressed an intention to pay those amounts. Accordingly, the board instructed the secretary not to file a lien notice with respect to lot no. 65 at the present time. The secretary reported that he has created a list of homeowner e-mail addresses, to the extent they are available, for the communication to members of emergency and other time-sensitive information.

The board approved the form of a letter prepared by the Beautification Committee for delivery to homeowners whose lawns are overgrown and, by an exchange of e-mails following the meeting, authorized the Beautification Committee to deliver such a letter to a homeowner whose lawn is overgrown upon notice to the board liaison with the Issues, Concerns, and Compliance Committee, provided that the latter committee either approves the delivery of the letter or does not disapprove it within 24 hours after receiving notice. Denise Parman, the board liaison with the Communications Committee, reported that the next issue of the newsletter will be printed and distributed this week. Tina Holley, the board liaison with the Events and Activities Committee, announced that the next subdivision party, a chili cook-off, has been scheduled for 3:00 p.m.-5:00 p.m. on Sunday, October 17.

Joe Salamone, the board liaison with the Issues, Concerns, and Compliance Committee, reported that he mailed a letter to one homeowner on August 3, giving him 30 days to put his back yard into a neat and orderly condition. If no action is taken within that period, Joe will send a second letter, giving the homeowner another 14 days to comply and, if he still does not comply, the Association will rectify the violation at the homeowner's expense. Denise Parman reported that the dogs at 9678 Wiltshire Drive have finally been removed.

The board voted unanimously to adopt the following procedure for the enforcement of pool rules:

1. The Issues, Concerns, and Compliance Committee sends the homeowner a letter, identifying the violation and warning that further violations may result in the suspension of pool privileges.
2. If the homeowner commits a second violation of the same rule, the ICCC will send the homeowner a letter, giving notice that pool privileges have been suspended for a specific period of time, up to 30 days.
3. If the homeowner commits a third violation of the same rule, the ICC will send the homeowner a letter, giving notice that pool privileges have been suspended for a specific period of time, up to 90 days.

The board will consider a simplification of the pool rules at its next meeting.

Greg Bohannon, the board liaison with the Planning and Finance Committee, reported that non-skid strips have been installed on the pool house floor. The board will consider at a later date solutions for the peeling floor paint and the leak between the men's room outer wall and the floor. Tina Holley will obtain a price for a lot that the Association may eventually purchase for such uses as the installation of a second pool, a playground, a tennis court, or a clubhouse. Greg reported that the motion detection floodlights in the pool area have been placed on a separate electrical circuit.

The board voted to close the pool on September 26, 2010.