

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

November 11, 2010

Present were Greg Bohannon, Tina Holley, Joe Salamone, and Carla Stalvey, constituting a quorum. Also present was the president, Jeff Sikes. No observers attended this month.

In his absence, the treasurer furnished a draft report, comparing actual expenditures with the budgeted amounts and reflecting cash on hand as of October 31, 2010, of \$29,017. The treasurer also provided a projected increase for each category of expenditures that will help the board create future budgets.

The Association has received three proposals for the redesign and renovation of the lighting at the entrance to the subdivision. Hugo Salinas (a landscaper who is a resident of the subdivision) bid \$1,375, Four Seasons came in at \$3,600, D&K Lawn Service (our current landscape contractor) bid \$1,725. The board voted unanimously to contract with Mr. Salinas to complete the project and Jeff signed the proposal authorizing the work.

The board intends to replace the former "keypad" system for gaining access to the pool and options were discussed. Although a "keycard" system would be the first choice, it is also an expensive route. An alternative "key" vs. code was discussed. Residents would be less likely to share their only key with friends and family not accompanied by them.

The search for board members to start in January is going well. Three directors' terms will expire, and it will also be necessary to fill the unexpired term of Denise Parman, who has resigned from the board. The search for a president has been much more difficult.

No one on the board was aware of who repaired the fountain and replaced the float to maintain a stable water level. It seems to be working fine now.

Carla Stalvey, the board liaison with the Beautification Committee, reported that the Association's lawn care company has not completed all work proposed for the year as of yet. Money for these services is still in the budget. Tina Holley, the board liaison with the Events and Activities Committee, reported that the November 13th tailgate party was canceled due to insufficient interest. Joe Salamone, the board liaison with the Issues, Concerns, and Compliance Committee, reported that a homeowner with whom the committee had been communicating has completed clearing the brush behind his back fence and removing the weeds and cattails growing in the back yard. Greg Bohannon, the board liaison with the Planning and Finance Committee, reported that he is investigating the cost of building a pavilion next to the pool house.

In order to better finance the proposed pavilion and keep more money in reserves, the board discussed raising the 2011 Homeowner fees from \$250 to \$275. Tina Holley, a board member and real estate agent, informed the board that Wellesley's fees are well under those of most subdivisions of similar size and having a pool to maintain.

The board discussed whether the Association needs to add more to the covenants on this subject, but that subject was tabled for the next meeting when the secretary can be there with a copy the existing covenants to review.