

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

March 7, 2011

Present were Tina Holley, Scott Tiemeyer, Angie Cothorn, and Russ Crerar, constituting a quorum. Also present were the president (see next sentence) and the secretary. The board unanimously appointed John L. Dawson as president, to serve at least until the new board is constituted following the 2012 annual membership meeting. The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of February 28, 2011, of \$27,326, although that figure excludes February expenditures.

Russ Crerar will replace the damaged keypad system for gaining access to the pool with the replacement keypad system purchased in 2010 (or have it replaced). Russ will also investigate alternative systems (such as a "keycard" system) for possible future implementation. Russ is also investigating the status of the City of Collegedale's plans to extend the sidewalk to Wellesley. Russ also indicated that he plans to pressure-wash the pool house prior to the opening of the pool. Russ will also repair or replace the valve for the outside shower at the pool house, which is leaking (or have it repaired or replaced). He indicated that, each fall, the pool house should be winterized by shutting off the pool house water supply and bleeding the lines. Russ will also repair the fence behind 4260 Wellesley Drive. He will also investigate the retention of a handyman to assist in work on the Association's facilities on an as-needed basis.

Tina Holley, the board liaison with the Beautification, Events, and Activities Committee reported the problem with dog feces around the Wellesley Drive retaining pond; the problem will be mentioned in the next newsletter. In response to her inquiry regarding beautification of the Wellesley Drive pond (such as by reactivating the fountains), the president explained that nothing can be done because the pond serves as a retention pond for the Phase 3 development. A subdivision yard sale, to be advertised in the *Chattanooga Times Free Press* is scheduled for 8:00 a.m. to 2:00 p.m. on May 7, 2011. The pool-opening party, to be catered by Couch's Barbecue, is scheduled for 2:00 p.m. to 6:00 p.m. on June 12, 2011; residents will be asked to bring desserts, and the committee is exploring options for vegetarians.

Scott Tiemeyer, the board liaison with the Communications Committee, reported that the next newsletter (which will be printed by Diversified Companies free of charge) will be distributed within the next two weeks. The committee is also working on an updated subdivision directory and, in that regard, Russ Crerar, Tina Holley, and Angie Cothorn will be going door-to-door on March 19 or 20 to gather contact information, to be inserted on a questionnaire to be created by John Dawson.

Angie Cothorn, the co-liaison with the Issues, Concerns, and Compliance Committee recommended that the board reinstate the covenant enforcement procedure adopted on May 13, 2008. The board accepted that recommendation, except that, prior to presentation of the matter to the board, the committee will attempt to resolve the issue informally in person or by telephone. The committee will also be sending a letter to Doug Hamilton requesting conformity with the subdivision's restrictive covenants. The committee also requested that the next issue of the newsletter include a reminder that homeowners must comply with the restrictive covenants, such as in erecting fences or erecting or installing outbuildings.

The board made the decision to open the pool for the summer on May 28, 2011. Tina Holley will contact Clay Scott of WaterWorx Pools about preparing the pool for use, and will also inquire as to whether he would again like to exchange the pool-opening services for a waiver of his 2011 assessment. Tina will also contact the Hamilton County Health Department about the inspection of the pool and renewal of the operating permit.