

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

April 18, 2011

Present were Tina Holley, Scott Tiemeyer, Amy Shelton, and Russ Crerar, constituting a quorum. Also present were the president, the treasurer, and the secretary.

The president plans to meet with the developer to discuss new homes' compliance with the restrictive covenants and the condition of vacant lots and lots on which homes are being built. The president also plans to meet with officials of the City of Collegedale, to reestablish a rapport with them and to discuss such issues as connecting the subdivision to the Wolftever Greenway, broken curbing, and unsafe storm drains. The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of March 31 of \$53,157, although that figure includes April deposits. All but two initiation fees have been paid. Eight homeowners have failed to pay any portion of the 2011 assessment, two others owe late fees, and one underpaid the assessment by \$25.

Tina Holley, the board liaison with the Beautification, Events, and Activities Committee reminded the board that the subdivision yard sale will take place on May 7, the pool will open on May 23, and the summer party will be on June 12. Schwann's will make an ice cream truck available at the party. Tina is also arranging a 90-minute program by a professional arborist regarding the planting and care of flowers, trees, and shrubs. The program will be free of charge, provided that at least 10 homeowners attend. Tina will investigate the problem with the lighting on the left side of the subdivision entrance. Scott Tiemeyer, the board liaison with the Communications Committee, is finalizing the next issue of the neighborhood newsletter. Russ Crerar, Tina Holley, and Angie Cothorn continue to gather information for the 2011 edition of the subdivision directory.

Some concerned homeowners attended the meeting and brought the board's attention to various problems, including lawn care, speeding, and the condition of vacant lots and lots on which homes are being built. The "lot condition" problem will be addressed with the developer (see "Officer Reports," above). The newsletters will reemphasize the need for regular lawn care and the speeding problems. The board also devised a procedure regarding lawn care problems, the steps of which are (1) identifying problem lots, (2) leaving "friendly reminders" at the homes, (3) a visit from the president, and (4) if necessary, the issuance of a letter stating that the Association may have no choice but to remedy the situation and bill the cost to the homeowner.

Russ Crerar, the board liaison with the Planning and Finance Committee, reported that the shower valve at the pool house has been repaired, as has the fence behind 4260 Wellesley Drive. Russ is considering pressure-washing the pool house, or perhaps hiring someone to do so. Russ will also replace the damaged keypad system for gaining access to the pool with the replacement keypad system purchased in 2010 (or have it replaced), and is investigating alternative systems, including a "keycard" system, for possible future implementation.

As an incentive for residents to serve as officers and directors and in recognition that residents' service enables the Association to avoid retaining a professional management company, the board adopted a policy of waiving annual assessments for officers and board members. The assessment will be waived for an officer or director for the year following each year of service, provided that the officer or director has attended at least two-thirds of the board meetings. The policy will be effective starting with the 2011 assessment for officers and the 2012 assessment for directors. The president will investigate the cost of obtaining pool house telephone service from EPB Fiber Optics.