

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

May 16, 2011

Present were board members Tina Holley, Scott Tiemeyer, Angie Cothorn, and Amy Shelton, constituting a quorum. Also present were the president, the treasurer, and the secretary.

President John Dawson reported that the Association can obtain telephone service for the pool house from EPB Fibert Optics for \$31.50 per month, compared to the \$58.22 per month being charged by CenturyLink, and the board authorized the switch to EPB to achieve an annual saving of \$320.64. The president is also still trying to arrange a meeting with officials of the City of Collegedale, and thereafter will also try to meet with Capstone Developers to discuss problems in Phase 3 of the subdivision. The president also reported that he and board member Russ Crerar have assigned and programmed pool entry codes to all homeowners who have paid all assessments and initiation fees in full; board member Angie Cothorn volunteered to distribute the codes to homeowners. The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of April 30 of \$51,829. All but two homeowners have paid their initiation fees, all but four have paid the 2011 annual assessment, and two others owe late fees with respect to the 2011 assessment. Pool entry codes will not be issued to the owners of these eight lots unless and until they have made payment in full.

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 has been rescheduled for June 4, and that the summer party will be on June 12. Board member Scott Tiemeyer will investigate the feasibility of obtaining a dumpster during the weekend of the yard sale, for homeowners to discard trash identified in the process of preparing for the yard sale. Tina also reported that the entrance lighting problem has been fixed. In the absence of Russ Crerar, the board liaison with the Planning and Finance Committee, the president reported that the pool entry keypad has been installed and the pool house has been pressure-washed.

At the instance of Amy Shelton, co-liaison with the Issues, Concerns, and Compliance Committee, the board revisited the procedure regarding lawn care problems, and adopted the following revised procedure: (1) board members will identify problem lots, with input from homeowners; (2) the president will send the homeowners friendly notes requesting cooperation in maintaining the appearance of the subdivision; (3) if a lot continues to be a problem, the president and a board member will pay the homeowner a visit; and (4) the ICCC will issue a letter to any homeowner whose lawn care is a habitual problem, affording him or her a final opportunity to remedy the problem before the Association does so and bills the homeowner for the cost of doing so.

The board has requested that Russ Crerar arranged to have the Association's insurance company's inspector check the pool house and entrance signs for wind and/or hail damage.