

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

June 13, 2011

Present were all board members and all officers. President John Dawson reiterated and supplemented his e-mail report (copy attached) on his and two board members' meetings with officials of the City of Collegedale, including his report that the subdivision will not be connected to the Wolftever Greenway in the foreseeable future. He reported that, since the meeting took place, the City has agreed to fix the problem with too-wide storm drains and broken curbing in Phase 3. He also reported that the City has removed the tree next to the pool house that was damaged by the April 27 storms. The president also plans to meet with an official of Hamilton County to discuss the beautification of the silt pond in Phase 2, and the board authorized him to send a letter to the City of Collegedale requesting that that pond not be used as a silt pond when the development of Phase 4 begins. The treasurer reported that only one homeowner is still delinquent in the payment of the 2011 assessment and only one homeowner is still delinquent in the payment of the initiation fee, although there are \$80 in outstanding late fees.

The board tentatively decided to make a large dumpster available to homeowners the weekend of June 25-26. Tina Holley, the board liaison with the Beautification, Events, and Activities Committee, reported that the crack in the pool, from which water was leaking, has been patched but should be repaired more permanently after the pool closes in the fall. Scott Tiemeyer, the board liaison with the Communications Committee, reported that work continues on the preparation of an updated subdivision directory. Russ Crerar, the board liaison with the Planning and Finance Committee, reported that the insurance adjuster found only minor roof flashing and trim damage to the pool house from the April 27 storms.

The board also re-revisited the procedure regarding lawn care problems, and decided that the president should develop a postcard-size form listing various lawn care issues with check boxes next to them, and that the Issues, Concerns, and Compliance Committee will track problem lots via spreadsheet. The re-revised procedure adopted by the board is as follows: (1) board members will identify problem lots, with input from homeowners; (2) the ICCC (or another board member or officer in the absence of the chairperson(s) of the ICCC) will check boxes on the cards and deliver them to homeowners; (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 also discussed the problem of speeding in the subdivision; the president will ask the City of Collegedale to post signs in the subdivision warning motorists about the danger to children playing in the area.

Security continues to be a problem in the pool area and in the pool house, with nonresidents trespassing on the property and engaging in improper conduct. The board decided to take the following steps in an effort to curtail the problems. First, security cameras will be installed along with signs pointing out the surveillance. Second, a sign will be posted warning that the pool and pool house are for Wellesley residents only and that all others will be prosecuted. Third, the Association will install a new system for entering the pool area using swipe cards rather than access numbers. A swipe-card system has advantages including that (1) it is more difficult for homeowners to afford access to nonresidents or for nonresidents to enter access numbers through random attempts, (2) cards may be deactivated for nonpayment of assessments or habitual rule violations, and (3) the system will enable the Association to determine how access was gained when individuals enter the pool area late at night or engage in improper conduct on the premises.

Stephen Beckham

From: John Dawson <jdawson@divcompanies.com>
Sent: Saturday, May 28, 2011 10:09 AM
To: 'Stephen Beckham'; kenanddarla@comcast.net;
Kenneth.Metteauer@HCAHealthcare.com
Cc: AShelton@UNUM.COM; stiemeyer@epbfi.com; tina.tlcteam@gmail.com; 'Andrew Morkert'; 'Teddy Rogers'; rcrerar@dollartree.com; 'Angie Cothorn'
Subject: RE: City of Collegedale

Good morning Wellesley Board Members and Officers. Meeting scheduled for the City of Collegedale took place on Thursday the 26th of May at 2pm.

In attendance were

John Dawson President Wellesley Homeowners Association

Tina Holley Board Member

Russ Crerar Board Member

Attending from the City of Collegedale were

Ted Rodgers, City Manager

Andrew Morkert City of Collegedale Building, Codes and Safety Officer

Joe Farrow, City Engineer

Issues discussed and action to be taken if any.

****Connection to the Greenway**

There are currently no plans from the city to connect the Wellesley subdivision to the Greenway. Future plans may include possibly extending the Greenway to Bill Reed road, but then we would still not have access from our subdivision. There was discussion about connection to the Greenbriar subdivision, however the residents are very much opposed to that idea and would aggressively fight any attempt to connect. As well the city has issues with being ADA compliant because of the grade as the City had either Federal or State funds to use for that project, but again it had to be ADA (American Disabilities Act) compliant. There was discussion of the access at the rear of the neighborhood between phase 3 and 4 but that access point would belong to the City of Chattanooga and not the City of Collegedale. Should we want to pursue that avenue we will need to talk with the City of Chattanooga. For all intent and purposes this is pretty much a dead subject.

****Drains in phase 3**

I took pictures of the drains in Phase 3 and raised the safety concerns we have with those drains. Andrew agreed to inspect the drains to see if they are in code and if not see exactly what would need to be done in order to make them compliant. We will wait on the report from the City of Collegedale and then determine the best route to take with regards to repair if needed.

****Curbing in phase 3 as well as trashy lots from developers**

Curbing in phase 3 has been destroyed by the developers. Again pictures were presented to the City and they agreed that something needed to be done in regards to safety and aesthetics. We will wait for the report from Andrew as to how this will be handled with the developers and the action to be taken. He also agreed to talk to the developers about the trashy lots and construction materials that have been abandoned. Also was to inspect the end of Phase 3 for dumping issues and ask the developers to clean those up. Nothing can be done about the overgrown lots by the City.

****Pond on Wellesley in Phase 2**

In our discussions about the silt pond and what could be done to improve the aesthetics, the questions were asked about turning on the fountains. As long as it is considered a silt pond there can be no aeration of the water according to Joe

Farrow. When asked what could be done to improve the look, he suggested that we call Buddy Smith with the City to get his suggestions on improving the look. I will set up a meeting with him and a couple of Board Members to discuss this subject. We also discussed how the developers were able to tie in Phase 3 into this pond and what could be done to ensure that they will not be able to tie in Phase 4 into the pond which would only extend the time of having a eye sore for this neighborhood. Joe Farrow suggested we put our complaints in writing about this situation and also ask that Phase 4 not be allowed to be connected to this pond. Andrew will also inspect the pond for trash and debris and take action with the Developers to get this cleaned up.

****Getting broken tree removed at pool house**

Andrew was to speak with Rodney about getting this taken care of very soon.

****Watershed issues**

Tina Holley also raised questions about Watershed issues and property that is being destroyed by the lack of concern of other homeowners with regards to drainage. The City was sympathetic to the issue but has no enforcement power to solve these problems. The outcome was that this is a civil issue and would need to be dealt with from homeowner to homeowner.

Please let me know if you have any additional questions or comments.

Thanks

John Dawson

President

Wellesley Homeowners Association

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