

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

July 18, 2011

Present were Tina Holley, Angie Cothorn, and Russ Crerar, constituting a quorum. Also present were all three officers.

President John Dawson reported that a new speed limit sign has been installed on Wellesley Drive just after Chaucer, which will hopefully slow down some traffic. John has also asked the City of Collegedale to bring the speed monitoring device back to the subdivision, and has requested the installation of a couple of "Slow: Children at Play" signs. He also solicited the City's assistance in getting the owner of a lot on Wiltshire Drive near Wellesley Drive in Phase 3 to remove construction debris from the lot. At John's request, the City has asked Sam Chetty, who is building a home in a congested area on Wellesley in Phase 2, to have construction workers park on one side of the street. The president also reported that he has made extensive repairs to the pool area gate to assure that it closes reliably, and he also repaired the mirror in the ladies' restroom. The president also circulated a draft of a letter to the City of Collegedale requesting that the City not permit the use of the existing silt pond on Wellesley Drive as a silt pond for Phase 4 of the subdivision when Phase 3 is completed. John also reported that EPB FI emergency telephone service has been installed at the pool house, which should cut the cost of the required telephone service in half.

The treasurer reported that the Association had on hand the sum of \$51,198 as of June 30. He also reported that only two homeowners are still delinquent in the payment of the 2011 assessment and late fees. The board authorized the recordation of notices of homeowner's association liens on those two properties. A third homeowner who moved into the subdivision in May paid the initiation fee and pro-rated annual assessment at closing but the funds have not yet been received from the title company.

The president reported that Eastside Utility District would charge \$450 for a second water meter for the pool, irrigation system, and fountain. Eslinger Contracting would bore underneath the parking lot to connect to the second meter for \$550. Russ Crerar will now obtain quotations for the final stage of the process — connecting the line to the irrigation system and fountain and installing a freeze-proof water faucet for adding water to the pool. The second water meter would enable the Association to avoid sewer charges for the pool, irrigation system, and fountain at an annual saving of \$350 according to Treasurer Ken Metteauer's estimate.

The board authorized the purchase and installation of a swipe card entry system for the pool area, at a cost of \$1,265 (including installation). The president reported that he has posted a "no trespassing" sign on the pool area fence near the gate. John has also obtained a quotation for a pool and pool house security system, and Russ Crerar will investigate additional options for a security system.

Tina Holley, the board liaison with the Beautification, Events, and Activities Committee, reported that her committee intends to circulate, on a monthly basis, a list of home and lawn tips (like the lawn tips circulated last month). Scott Tiemeyer, the board liaison with the Communications Committee, reported through John Dawson that a large dumpster will be made available to homeowners the weekend of August 6-7, and that the availability of the dumpster will be publicized in the next newsletter, to be distributed this week. Work continues on an update of the subdivision directory. Russ Crerar, the board liaison with the Planning and Finance Committee, is in the process of obtaining estimates for the repair of hail and wind damage to the subdivision entrance sign and pool house and for adding to the height of the fence surrounding the pool area. He will also begin the process of gathering information regarding the erection of a pavilion outside the pool house.