

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

August 15, 2011

Present were all directors, the secretary, and the treasurer.

In John Dawson's absence, the secretary read the president's report. He intends to follow up with the City of Collegedale regarding his earlier request for the installation of "children at play" signs in the subdivision. The president also reported that City Manager Ted Rogers has acknowledged receipt of the WHA's letter requesting that the Phase 2/3 retention pond not be used for Phase 4. John also reported that he has contacted Hamilton County Water Quality Inspector Norman ("Buddy") Smith regarding what may be done to beautify the retention pond, and plans to meet with Mr. Smith and a representative of the State of Tennessee at the pond to address that issue. After that meeting, the president plans to meet with representatives of the subdivision developer.

The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of July 31 of \$57,208. He also reported that only two homeowners are still delinquent in the payment of the 2011 assessment or late fees.

The board authorized the president to have a second water meter installed for the pool, irrigation system, and fountain at a total cost (meter and installation) of approximately \$1,500. 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 WHA is proceeding with the installation of a swipe card entry system for the pool area. Board members will begin delivering swipe cards to homeowners this week, after writing lot numbers on the cards. Each household will receive one card at no charge, and may request a second card at no charge. There will be a charge of \$50 each for any additional replacement cards, and the issuance of a replacement card will require the deactivation of the card it replaces. Once most of the cards have been distributed, the new entry unit will be installed. It is hoped that this entry system will allow the Association greater control in limiting access to the pool and pool house to residents and their accompanied guests.

Tina Holley, the board liaison with the Beautification, Events, and Activities Committee, reported that her committee intends to circulate another list of home and lawn tips this week. The board voted to close the pool for the year on September 25, and Tina will so inform the WHA's pool maintenance company. She will also obtain quotations for the repair of pool leaks, which repairs will be made after the pool closes. Scott Tiemeyer, the board liaison with the Communications Committee, reported that he hopes to get the data for the new subdivision directory to the printer by August 22. The board also discussed eventually replacing paper newsletters with an email version, which will depend on homeowners' cooperation in providing email addresses. The board also wants to encourage greater reliance on the Association's website.

Angie Cothern and Amy Shelton, co-liaisons with the Issues, Concerns, and Compliance Committee, reported that the committee has had good response to postcards mailed to homeowner's regarding law care and other exterior appearance issues, with the number of cards in the two mailings dropping from nine to one; most homeowners who received postcards did promptly rectify the issues noted. As supplemented by email after the meeting, Amy and Angie reported that there are two lawns or home exteriors warranting face-to-face meetings with officers or directors. Russ Crerar will meet with one of them, and John Dawson will meet with the other (perhaps accompanied by Angie, Russ, a member of the ICC, or another board member). Russ, as liaison with the Planning and Finance Committee, reported that he is in the process of getting estimates for repairs of hail and/or wind damage to the subdivision entrance sign and the pool house.