

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

September 19, 2011

Present were directors Angie Cothorn, Amy Shelton, and Russell Crerar, and all officers.

John Dawson reported that the construction debris has been removed from a lot on Wiltshire Drive in Phase 3 and that the construction worker parking problem on Wellesley Drive in Phase 2 has been resolved by Angie Cothorn's conversation with the builder involved. The president also reported that the City of Collegedale will not repair broken curbing in Phase 3 unless and until the affected properties are purchased by homeowners.

The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of August 31 of \$55,877. He also reported that only two homeowners are still delinquent in the payment of the 2011 assessment or late fees.

The president is in the process of having Eastside Utility District install a second water meter for the pool, irrigation system, and fountain at a cost of \$450. The additional cost of running the water line under the driveway and connecting it to the pool, irrigation system, and fountain is expected to be approximately \$1,000. 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 swipe card entry system for the pool area will be installed after the pool closes for the year on September 27. The distribution of swipe cards to homeowners has begun, and will be completed before the pool reopens in 2012.

In the absence of Tina Holley, the board liaison with the Beautification, Events, and Activities Committee, Denise Parman reported that the end-of-season cleaning and storage of pool furniture will be undertaken on September 27. John Dawson agreed to communicate with an appropriate representative of the Downing Green subdivision about trimming their trees to improve driving visibility. The board asked Tina Holley to have the subdivision's landscape company remove the two or three shrubs that block visibility on the right when leaving the subdivision. Scott Tiemeyer, the board liaison with the Communications Committee, has sent the data for the new subdivision directory to the printer, Diversified Companies, which will now prepare a proof of the directory for the board's review.

Angie Cothorn and Amy Shelton, co-liaisons with the Issues, Concerns, and Compliance Committee, reported that the committee will be mailing one letter and six postcards to homeowners regarding various covenant, code, and appearance issues. Russ Crerar, liaison with the Planning and Finance Committee, reported that he has met with a contractor about repairs of hail and wind damage at the entrance and pool house; he and the president will again meet with the contractor to specify what repairs are to be made. Russ also reported that the problem with the lighting at the subdivision entrance appears to be a defective transformer, and he is obtaining quotations for the replacement of the transformer.

The board voted not to ask the Hamilton County Health Department to discontinue periodic pool inspections, as the inspections provide redundancy in assuring that the pool is safe for homeowners and their guests. In addition, the board asked Tina Holley to investigate what the subdivision's pool maintenance company would charge for additional checks of pool chemical levels. The board also asked Tina to request a recommendation from the pool repair contractor regarding when the pool should be drained and the crack should be repaired – in October after the pool closes for the year, or in the spring before the pool reopens – and report the recommendation to the board by email.