

SUMMARY OF MINUTES OF MEETING OF BOARD OF DIRECTORS OF

WELLESLEY HOMEOWNER'S ASSOCIATION

October 24, 2011

Present were directors Scott Tiemeyer, Angie Cothorn, and Amy Shelton. Also present were the secretary and the treasurer.

The secretary read the president's report, as John Dawson was unable to attend the meeting. Eastside Utility District has installed 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 president reported that officials of the Downing Green subdivision have agreed, in discussions with Denise Parman, to cut back the cypress trees after the sap is gone in about 30 days, to improve visibility on Bill Reed Road. Two shrubs have been removed from the right side of the Wellesley entrance (as you leave Wellesley) for the same reason.

The pool house is in dismal condition. Black mold is growing in the men's room and the front dressing room from ceiling to floor. The door to the dressing room is swollen from moisture, so much so that it is difficult to open or close the door. In addition, water pools in the corners when it rains and the drywall and paint are falling off. The board asked Russ Crerar, board liaison with the Planning and Finance Committee, to meet with a contractor and/or architect as soon as possible to discuss options for the building, ranging from the amelioration of the mold and other dampness problems (combined with the installation of an HVAC system or other steps necessary to prevent the problems from recurring) to the razing of the building and its replacement with some sort of pavilion or other open-air building.

The president also reported that the fountain at the front entrance continues to leak and must be filled every two or three days. The board decided to ask WaterWorx Pools to drain the fountain for the winter and provide a repair estimate in conjunction with the draining of the pool and repair of the crack in the pool.

The treasurer provided a "Budget to Actual" financial statement, reflecting cash on hand as of September 30 of \$53,190.

The swipe card entry system for the pool area has been installed. Some of the swipe cards have been distributed to homeowners, and others will be distributed in the spring.

Angie Cothorn and Amy Shelton, co-liaisons with the Issues, Concerns, and Compliance Committee, reported that the process of periodic "walk-throughs" of the subdivision, followed by postcards and/or letter as appropriate, has generally achieved desired improvements to the appearance of the neighborhood. The committee will be sending nine postcards and one letter following the latest subdivision inspection. Denise Parman agreed to follow up with the Association's landscaper about repairing the entrance lighting.

The board decided not to accept the proposal of Security and Communications Cabling Company for the purchase and installation of security cameras at the present time, due to considerations including the uncertain future of the pool house.