

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

November 21, 2011

Present were directors Scott Tiemeyer, Angie Cothorn, Amy Shelton, and Russ Crerar. Also present were all officers.

The president reported that he continues his attempts to arrange a meeting with Hamilton County officials, and that Downing Green will trim the cypress trees, to improve traffic visibility along Bill Reed Road, after temperatures drop for the winter. The treasurer provided the board with a "Budget to Actual" financial statement, reflecting cash on hand as of October 31 of \$48,136. He also reported that only one homeowner is still delinquent in the payment of the 2011 assessment or late fees.

The second water meter has been installed. A contractor will bore under the driveway in December, so that the meter can be connected to the Association's plumbing. 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 has obtained two estimates for the repair of numerous cracks in the pool and for the installation of expansion joints in the coping surrounding the end of the pool. He has also obtained estimates for the replacement of the pool bottom, and will seek additional information regarding the warranties that would be received if the pool bottom is replaced. The president is also investigating the cost of having extra pool chemical level checks performed during the summer.

Scott Tiemeyer, the board liaison with the Communications Committee, circulated a draft of the next newsletter, which will be distributed this week. The board decided that a proof of the 2012 subdivision directory will be made available for homeowners to review at the Association's annual meeting on January 19. Also, the directory information sheet will be printed on the back of the proxy form. Russ Crerar, the board liaison with the Planning and Finance Committee, presented an estimate from Mark-Perry Roofing to replace the pool house roof for \$2,141 and to repair the drywall damaged by roof leakage and paint for \$1,235. Although the board is considering recommending to the membership that the pool house be substantially renovated or replaced at some point, the board voted to authorize the repairs and also asked Russ to investigate methods for removing moisture from the building and the costs of implementing those methods. Russ has restored exterior lighting to the pool house and continues to investigate the entrance sign lighting problems.

The board began preparations for the Association's annual meeting, reviewing a draft of a 2012 proposed budget prepared by Treasurer Ken Metteauer and drafts of a meeting agenda, meeting notice, proxy form, and other documents prepared by Secretary Steve Beckham. The board plans to include the cost of a substantial renovation or replacement of the pool house in the 2012 budget, in hopes that that project will be authorized by the membership even if it is not undertaken in 2012 or is not undertaken until after the 2012 pool season. The board does not presently anticipate an increase in the annual assessment.