

Mountain Brook Community Association, Inc.
Minutes from April 9, 2003

All board members were present for the meeting. Bob Seaman, Association Manager was also present.

A homeowner addressed the board with concerns about a structure erected by a neighbor. The homeowner considers the structure unattractive and believes it detracts from the appearance of the neighborhood and the community. The homeowner was concerned about whether the neighbor had architectural approval for the structure. ***Mark Thompson will follow up with the homeowner and request a written summary of the issue.***

The minutes from the March 15 meeting were read and approved.

Mark Thompson received approval to make administrative changes to the Procedures, Rules and Standards. After the changes, ***Mark will post the document to the community web page.***

The first meeting of the Covenants Committee will be held on Wednesday, April 16.

Bob Seaman gave a verbal report on the financial status of the Association. The Association has a total of \$50,177. This includes both the operating fund and the capital reserve. Approximately \$4,600 remains to be collected.

The Board voted to open the pool on Saturday, May 10. The Association will not host a pool party for the opening this year.

Mike Liska gave a landscaping report on mowing, planting, and pruning.

The Board discussed the many maintenance issues that need to be addressed in the near future. ***Mark Thompson will prepare a list of items by priority for the Board to consider. He will e-mail the list to the Board before the next meeting.*** In an effort to keep the residents informed, Andy Chabelal would like the progress on maintenance issues posted on the community web page.

Fran Childress presented a draft of internal control procedures for consideration. The proposal will be addressed at the next regular meeting.

The Board finalized 45 letters of warning on covenants violations. Fran Childress will mail the letters before the end of the week.

The meeting adjourned at 9:45 p.m.

Minutes prepared by Fran Childress, Secretary