

Mountain Brook Community Association, Inc.
Minutes from October 7, 2003 Annual Meeting

Opening: Andy Chabelel welcomed all attendees. Introduction of board members

Agenda announced: Year to date report and budget review

Summary of board's performance/review of goals- Provided by Andy

- a. Covenant compliance
- b. Increased communication with association members
 - Website
 - Quarterly Newsletter
 - Other mailings

Review of maintenance projects- Provided by Mark Thompson

- Maintenance of common areas
- Repairs around clubhouse
- Future/potential painting and staining of pool area
- Sprinkler system repairs- Oak Point
- Future potential for light at entrance at Oak Point
- Future plans for sprinkler systems at all entrances by next spring

Movement of light at Forest Trace entrance

Closing of pool- October 4 or 5th

Landscaping report- Provided by Mike Liska

- Removal of older plant material
- Planting in pool area

Beginning objective of re-bid on landscaping contract, currently 2 candidates (divided into mowing and landscaping) New person responsible for landscaping- Marshall as Mike's tenure is over

Highlights of various association committees- Provided by Andy

Discussion of Breland selling 2 properties within MountainBrook, task to determine which is actual MountainBrook property

Questions from attendees

1. Who owns Breland office and home (which has been recently sold)
2. Any communication with Madison police department regarding increased patrol and security concerns within Mountainbrook
3. Question surrounding pool assistant tasks, use of pool keys
4. Realtors involvement in getting covenants, pool keys to new home owners- Andy addressed through discussion of website
5. Shrubs and trees growing out over sidewalk and how that can be enforced
6. Question as to whether city has worked on depression in street, Canterbury Point.

Councilman Stubblefield in attendance and states he will take action.

Review of budget status at beginning of year and current highlights;
proposed maintaining budget for next year with some discussion of usage
for next years budget

Announcement by Mark regarding posting sign that MountainBrook is a
covenant community

Andy announces board member vacancies

Discussion by Mike regarding procedure to enforce covenants

Discussion by Andy of architectural committee revisiting its procedures