

Mountain Brook Community Association, Inc.

Minutes from January 18, 2003

The meeting was called to order by Andy Chabelal, President. Members present were Fran Childress, Mark Thompson and Phil Copeland. Mike Liska was not present. The board toured the neighborhood to identify potential covenant violations.

At the end of the tour, it was concluded that some potential violations were not clear cut -- such as fences and lawn ornaments. The board agreed to issue letters to residents on specific violations of unconcealed basketball equipment, garbage cans and propane tanks and Christmas decorations remaining past the January 10 date per the covenants. The board will address other violations at a later date.

Fran Childress is to provide a draft summary of violations to each member. They will compare the summary to their notes and edit as needed. Andy Chabelal will prepare a proposed letter of violation for review by the board. Letters will be sent by regular mail with the hope of voluntary compliance. Residents not correcting the violation will be sent a "return receipt" letter indicating that fines will be imposed if the violation is not addressed.

The next meeting will be on the regularly scheduled date of Wednesday, February 5 at 6:30 p.m.

/s/

Fran Childress
Secretary