

Mountain Brook Community Association, Inc.

Minutes from June 4, 2003

The Board held its regular meeting on June 4. Board members present were Andy Chabelal, Mark Thompson, Mike Liska and Fran Childress. Member Pam Cook was absent. Bob Seaman, Association Manager was also present.

President Andy Chabelal called the meeting to order at 6:45. Minutes from the May 7 regular meeting and May 14 joint meeting with the Covenants Committee were approved as presented. The Internal Control Procedures for Budget Expenditures proposed by Fran Childress were approved.

Mr. John Wiggins, Chair, Architectural Control Committee (ACC) presented a report from his committee on two issues. The first involved a request from the residents at 115 Montrose to remove a pine tree. The ACC recommended that approval be granted for removing the tree with no requirement to plant two additional trees. The ACC recommendation was accepted by the Board. Fran Childress, Board Secretary, will provide written notification that the Board has approved their request.

The second issue dealt with a detached permanent structure (shed) on Overton Drive. The ACC recommended that the Covenant Committee address the issue. The issue was deferred.

Bob Seaman presented the financial report as of May 31. Twelve residents have not paid their 2003 dues. One of the twelve also owes for prior years. The Board reviewed the status of year-to-date expenditures vs. budget. Overall, expenditures are within the budget. The Board voted to change the Office Supply line item to Communication Expense.

Andy Chabelal presented a draft letter advising residents who are not current on their dues that their privileges (clubhouse, tennis court and pool) are suspended until their dues are paid. The letter was approved as submitted.

Fran Childress presented a draft of the June newsletter. She will incorporate changes and additions as recommended by the Board and final approval will be provided via e-mail.

Andy Chabelal will contact the owner of the vending machine located at the clubhouse to discuss the terms of its use/existence.

A special meeting will be held on Wednesday, June 11 to discuss covenant issues. The Board will discuss the fines process and prepare a letter for mailing to those residents who have not corrected conditions identified in the April warning letter.

The meeting adjourned at 9:15 p.m.

Minutes prepared by Fran Childress, Secretary