

Mountain Brook Community Association
Minutes from July 23, 2003

The Board held a special meeting on July 23 to discuss covenant compliance and other issues. Members present were Andy Chabelal, Mark Thompson, Fran Childress, Mike Liska and Pam Cook.

Fran Childress discussed potential shortcomings regarding the revisions to the procedures for "fines." The Board addressed ways to enhance the wording. Fran will submit changes for Board review and approval at the next regular meeting.

At the July 9 meeting, the Board had determined that any homeowner requesting a polling of the community to change the covenants will be responsible for the expense. The Board had estimated the cost to be \$75 but after further analysis believe the cost will approximate \$150. The primary reason for the increase is to provide postage paid envelopes/cards for resident response.

The Board reviewed the status of corrective actions from official notification letters and first warning letters mailed in June. Follow up action is required regarding three (separate list) who are in an official notification status and several who are in a warning status (separate list). New violations were also identified and discussed. Warning letters will be mailed to the newly identified violations.

Mike will contact city about reserving City Hall for the Mountain Brook annual meeting.

Pets and unsupervised children (under age 14) have been observed at pool. This creates health and safety issues. We already have a sign about unsupervised children but will add a sign about "no animals in pool."

The Board reached a preliminary consensus for addressing outdoor structures within the community. The Board will issue a letter to everyone in the community advising residents with permanent outdoor structures (e.g., storage buildings, pergolas, BBQs) to contact the Board or ACC for a retroactive review and possible approval. Those who do not reply may be subject to fines and/or forced to remove the structure. Andy will draft the letter.

Mike Liska will prepare a draft proposal for changes in landscaping services to present at the next regular meeting on August 6.

Minutes prepared by Fran Childress