

Mountain Brook Community Association, Inc.

Minutes from May 14, 2003

The Board held a joint meeting with the Covenants Committee. Board members present were Andy Chabelal, Mark Thompson, Fran Childress, and Pam Cook. Board Member Mike Liska was not present. Covenant Committee members present were Phil Copeland, Chair, David Peebles, Don Hodges, and Mike Measles. Committee Member Ash Malik was not present.

The Board and Committee heard comments from a homeowner regarding covenant restrictions on basketball equipment. The homeowner expressed concerns about other violations within the community that are perceived to be more serious than basketball equipment. The homeowner was advised of the procedures to make changes to the covenants. The homeowner also reported that community *rumor* is that the Board will be asking residents to remove swing sets from back yards. The Board responded that swing sets are not specifically addressed in the covenants.

Andy Chabelal, President called the meeting to order. The group discussed at length the roles and responsibilities of the Board vs. the Committee. It was agreed that

- All official correspondence with residents will come from the Board
- Written appeals from residents will be to the Board. Bob Seaman's address will be furnished to ensure continuity for mailings
- Fran Childress will draft a proposed process for assessing, billing and collecting fines for residents who fail to comply after official notification.

Other matters discussed and agreed to:

- The Covenants Committee will check for compliance on previously cited violations and provide the information to the board.
- The Covenants Committee will review the situation on lawn ornaments and fences and make recommendations to the Board.
- The Architectural Control Committee will be asked to review the situation on permanent structures such as the one on Overton and make recommendations to the Board.
- Andy will draft a letter from the board to residents in arrears on their dues informing them that their use of the common area (clubhouse, tennis courts and pool) are suspended until full payment is made.

The Board also had a brief discussion of budget and finance issues -- in particular the amount of money available for social functions. The Board approved payment of \$25 per week to Mark's step son Rodney to serve as the Summer Clubhouse Assistant.

The Board also discussed the possibility of changing the meeting night from Wednesday to another night but no decision was reached.

Fran Childress discussed the need to work with Bob Seaman to bring the mailing list up to date.

The meeting adjourned at 9:30

Minutes prepared by Fran Childress, Secretary