

**Mountain Brook Community Association**  
**Board of Directors Meeting**  
**13 July 2004**

**Members Present:**

**Andy Chabelal**  
**Mark Thompson**  
**Dave Peebles**  
**Marshall McBride**  
**Bob Seaman, Manager**

**Absent:**  
**Phil Copeland**

**Meeting called to order by the President.**

**The Board approved the meeting minutes for 2 June 2004**

**Prior to attending to old business, the Board reviewed the status of a large tree that has fallen from the easement area behind 89 Clearbrook into a resident's yard. The Board agreed to meet on 17 July and cut the tree up for disposal.**

**Old Business:**

**Bob Seaman reviewed the Association Financial Status with the Board. His report and Reconciliation Detail are attached to these minutes. Bob will turn over all unpaid dues to our attorney for collection. These unpaid dues total \$5100.**

**Bob reviewed current warnings, letters, and fines. All have been resolved except for the following:**

**105 Canterbury (parking in the street). No response to fines. Bob will now turn the matter over to our attorney for collection.**

**106 Sharpsburg (BB goal that was in the street is now in the driveway, but still a violation) Bob has already sent a \$50 fine letter and will now send the second \$100 fine letter as outlined in our fines procedures.**

**103 Canterbury (lawn sculptures) While the resident has removed a number of sculptures, many remain. Bob will send the resident a letter asking the resident to remove the remaining sculptures.**

**154 Canterbury (white mini-fence, gate and sculpture. Owner has had two letters and has not complied. Bob will send the first \$50 fine letter.**

**105 Clearbrook (loose dog) Bob will send a warning letter to the resident.**

**Dave reported that the two entrance signs are nearing completion and should be installed soon.**

**The Board discussed landscaping for our entrances. One bid is in for \$5500/year, one for \$5500+/year and one has yet to provide a price. The Board discussed the source of the \$5500/year should we decide to proceed. Reallocation of funds within the current budget has yet to be determined. Bob will provide an analysis of budget variances for the past three years to help in the reallocation process, if possible.**

**It was reported that 103 Hursthaven has an exposed propane tank. Andy will contact the residents and advise them of the restriction.**

**The residents of 103 Hursthaven asked for a variance to install some plastic exterior treatments....the Board referred them to the Architectural Committee.**

**The meeting was adjourned.**

**D. Peebles  
Secretary**