

Mountain Brook Community Association
Board of Directors Meeting
7 September 2004

Members Present:

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

Meeting called to order by the President.

The Board approved the meeting minutes for 13 July 2004. No meeting was held in August.

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Old Business:

Bob Seaman reviewed the Association Financial Status with the Board. His report and Reconciliation Detail are attached to these minutes. Based on discussions at the last meeting - and Bob's analysis of budget variances over the past three years - Bob revised the budget targets to shift unused funds into the landscaping maintenance budget line to allocate more funds for landscaping, pending a new entrance contract. Total new funds added are approximately \$6700.

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 has turned 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 a \$100 fine letter. The next step will be a \$250 per month fine and legal action.

103 Canterbury (lawn sculptures) While the resident has removed a number of sculptures, many remain. Bob has sent a letter asking the owners 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. The owner has received the letter. We await his response.

105 Clearbrook (loose dog) Bob sent a warning letter and the problem has been resolved.

Dave reported that the two entrance signs are nearing completion and should be installed soon. Dave will coordinate with Signs Now on 13 September.

It was reported that 103 Hursthaven has an exposed propane tank. Bob will send a first warning letter.

We now have two entrance landscaping bids in hand and will have a third by next Tuesday. The board will hold a special meeting to select a contractor on 14 September at 630pm.

New Business:

The pool will close on 30 September.

We need to select and communicate with the community on the annual meeting tentatively set for 7 October.

We need to recruit volunteers to serve on the Board and several committees, as two or three members will be leaving the Board in January and our committees are not fully staffed.

The meeting was adjourned.

**D. Peebles
Secretary**

The meeting was adjourned.

**D. Peebles
Secretary**

