

**Mountain Brook Community Association  
Board of Directors Meeting  
4 MAY 2004**

**Members Present:**

**Andy Chabelal  
Mark Thompson  
Dave Peebles  
Phil Copeland  
Marshall McBride**

**Absent:**

**Bob Seaman, Manager**

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

**The Board approved the meeting minutes for 6 APRIL 2004**

**OLD BUSINESS:**

**The Board approved the purchase of the two "covenant protected" signs for the entrances. Dave will place th order ASAP. Total cost, including tax: \$ 475.20**

**The Board was unable to review th status of the various fines and letters listed in the 6 April minutes. Dave will call Bob and get the status of each and attach to these minutes.**

**Warning/fine letters in progress:**

**105 Canterbury - Parking in the street  
113 Remington - Exposed Tanks - needs first warning letter  
106 Sharpsburg - BB Goal - second fine for \$100 to be assessed  
111 Overton - Tin Roofed Shed - needs first warning letter  
98 Clearbrook BB Goal - needs first warning letter  
106 Overton - Exposed White Drain Pipe - needs first warning letter  
109 Indian Crest - Dog Pen - needs first warning letter  
103 Indian Crest - Trash in Vacant Lot - needs first warning letter  
103, 110, 154 Canterbury - Lawn sculptures  
105 Clearbrook - Loose Dog - Needs call from Andy**

**Fence Cap and Fence Repairs and Fence Staining. Dave reported a bid of**

over \$14000 to do the cleaning and staining and \$2200+ for repairs. Phil reported that his contractor estimated 60 vertical slats and 20 horizontal caps need replacing. After discussion, it was decided to table action until June. In the meantime, Dave will find out the typical life span of a fence like ours so that the board can do some long term financial planning.

Andy reviewed our financial status. After discussion it was decided to raise our target goal for the Capital Reserve Fund to \$30000.

The pool will open on 22 May. We will have a pool work day on 15 May at 1pm. At that time, we will purchase any needed chairs and umbrellas and stain the two remaining tables. Mark will start the pool cleaning service to coincide with the opening. Mark will ask the pool maintenance contractor to come to our next meeting to discuss his responsibilities.

The community pool party will be on 12 June from 11 to 2. The association will supply the hamburger and hot dogs, etc. Residents will be encouraged to bring a dish to share. Dave will draft a flyer to be distributed to each residence. Phil will contact Pepsi or Coke for a free banner to put on the Redstone Fence.

Mark reported that all sprinkler systems are up and running except the line supplying the beds at Oak Point/ Oak Terrace. He will get to them when he can. The Board discussed the adding of flowerbed maintenance to the landscape contractor. Mark and Marshall will work to phase that responsibility in. We will look at adding color to our entrances once they have stabilized.

A motion was made and passed to fence and lock the tennis court. Approximate cost will be \$2000. Mark will coordinate.

The Board reviewed the May newsletter.

The meeting was adjourned.

D. Peebles  
Secretary