

**Mountain Brook Community Association
Board of Directors Meeting
6 April 2004**

Members Present:

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

Guest: Joe Saylor, Greensweep (Landscaping Contractor)

Meeting called to order by the President.

The Board approved the meeting minutes for 2 March 2004.

OLD BUSINESS:

The Board reviewed a new bid for the "Covenant Protected" signs for both entrances. The price is now \$220/each, installed. Dave will get a drawing from Signs Now and get an informal review, then proceed with the purchase. Motion made, seconded and passed.

Status of fines for 105 Canterbury (parking in the street). No response to the first fine (letter) of \$100. That bill will now be handed over to our attorney for collection. An additional fine of \$175 will be assessed for March. Bob has the particulars of the violations and will send the letter.

Phil will buy two trash grabber tools for the Saturday pick up crew.

Warning/fine letters that need to be written to homeowners:

**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**

Lawn sculptures at 103, 110, and 154 Canterbury - each needs first warning letter. Dave will email the particulars to Bob, who will send the

letters.

Fence Cap and Fence Repairs and Fence Staining. Each Board Member will get a bid and we will discuss at our next meeting.

Mark and Marshall did a drive around with Mr Saylor to clarify our needs and requirements. Mr. Saylor will get us an estimate for adding entrance maintenance to his contract.

There is no construction dumpster at the new home at the corner of Mountain Brook and Remington. Andy will call the homeowner.

The homeowners at 119 Montrose have requested permission to add a sunroom. Marshall will advise them that we have referred their request to the architectural committee.

Marshall requested permission to build a swing set. He will send the request to the architectural committee..

The Board reviewed our financial status with Bob. Summaries attached.

Homeowners have complained of a black poodle from 105 Clearbrook using lawns for a toilet. This is in violation of Article III, Section 4 or the Mountain Brook Standards and Covenants. Andy will call the homeowners at 105 Mountain Brook.

Andy advised that the next newsletter will be published in May.

We will open the poll on 8 May, the first weekend in May. Party plans TBD.

The meeting was adjourned.

D. Peebles
Secretary