

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

Members Present:

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

Bob Seaman, Manager

Members Absent:

Phil Copeland

Meeting called to order by the President.

With two minor changes, the minutes of the 7 January 2004 meeting were approved.

Bob Seaman reviewed the Association financial status:

65% of annual dues have been paid. Second notice will go out next week, After march 1, unpaid dues will be turned over to our attorney for collection.

We currently have \$40096 in our operating account and \$15308 in our capital reserve account.

Bob reviewed our accounts receivable accounts.

Bob will do a year end summary for 2003 by our next regular meeting.

Mark reported that all entrance lights are now operating. Our electrician is in the process of installing power for the last unpowered sprinkler system along Mountain Brook . February 14 (8am) is still set for our work day.

The Board discussed a formal complaint from Mr. Hodge concerning the tin-roofed shed at . The board decided to take the following actions:

- 1. Identify all structures (sheds, gazebos, playhouses, unattached pergolas, etc.**
- 2. Send a letter to all owners of “structures” advising them to apply for a variance by a date certain.**
- 3. Evaluate each request on a case-by-case basis.**

A final decision on this plan will be discussed at a special meeting on February 10 at 630pm.

The Board evaluated three landscaping bids and selected Green Sweep at \$1221/month. Marshall will do a final check with the Better Business Bureau. If that check is positive, he will commit to a contract.

A motion to move the monthly meeting to the first Tuesday in the month was seconded and passed.

The Board discussed becoming involved in conflicts between neighbors concerning overhanging trees and shrubs and decided that this is a private legal matter and not appropriate for Board involvement.

The Board also opted not to become involved in allegations of private businesses in residences unless the activity became noisy, noxious, or otherwise visible and harmful to the neighborhood. In general, we felt that our authority is best confined to activities outside the homes.

Complaints continue about street parking. Dave will review and revise the ticketing procedure and present a proposal at the next regular meeting.

The meeting was adjourned.

DLP