

**MOUNTAIN BROOK OF MADISON
COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS MEETING
10 FEBRUARY 2004**

MEMBERS PRESENT:

**ANDY CHABELAL
MARK THOMPSON
PHIL COPELAND
DAVE PEEBLES**

MEMBERS ABSENT:

MARSHALL McBRIDE

MEETING CALLED TO ORDER BY THE PRESIDENT

DISCUSSED THE PARKING ENFORCEMENT PLAN. A MOTION TO BEGIN THE PLAN WAS APPROVED. ENFORCEMENT WILL BEGIN ON 18 FEBRUARY 2004 WITH AN INITIAL NOTICE ON ANY VEHICLES PARKED IN VIOLATION OF THE COVENANTS. AFTER TWO DAYS, FINES OF \$25 PER DAY WILL BE ASSESSED, TO BE BILLED MONTHLY. FUTURE VIOLATIONS AT THE SAME ADDRESS WILL INITIATE FINES IMMEDIATELY.

DISCUSSED THE SHEDS AND STRUCTURES PROBLEM IN THE COMMUNITY. A MOTION TO REQUIRE ALL HOMEOWNERS WITH SHEDS AND OTHER STRUCTURES IN VIOLATION OF THE COVENANTS TO REQUEST A VARIANCE. EACH VARIANCE REQUEST WILL BE EVALUATED ON AN INDIVIDUAL BASIS. THE INITIAL LETTER WILL ASK EACH HOMEOWNER TO REQUEST A VARIANCE BY MID-MARCH SO THAT DETERMINATIONS CAN BE MADE AT THE APRIL BOARD OF DIRECTORS MEETING.

DISCUSSED REMAINING BASKETBALL GOALS AND PROPANE TANKS. ANDY WILL WRITE EACH HOMEOWNER INVOLVED AND GIVE THEM TWO WEEKS TO CORRECT THE PROBLEM. AFTER TWO WEEKS, IF NOT RESOLVED, ANDY WILL WRITE A SECOND LETTER IMPOSING THE STANDARD \$25 PER DAY FINE.

DISCUSSED TRASH ON ZIERDT. IT WAS DECIDED THAT WE WILL BUY 4 TRASH "GRABBERS" AND MEETING ON SATURDAY MORNINGS AT 8AM FOR A QUICK PICK-UP WALK ALONG THE MOUNTAIN BROOK SIDE OF ZIERDT. GROUP WILL MEET AT THE CLUBHOUSE.

DAVE WILL GET US AN ESTIMATE FOR TWO "COVENANT CONTROLLED COMMUNITY" SIGNS FOR THE TWO ENTRANCES. THE SIGNS WILL BE SIMILAR TO THE EDGEWATER SIGN.

NEXT MEETING WILL BE AT 630PM ON TUESDAY, MARCH 2.

MEETING ADJOURNED

DLP