

Mountain Brook Community Association
Board of Directors Meeting
2 June 2004

Members Present:

Andy Chabelal
Dave Peebles
Marshall McBride
Bob Seaman, Manager

Absent:

Mark Thompson
Phil Copeland

Meeting called to order by the President.

The Board approved the meeting minutes for 4 May 2004

Old Business:

The Board reviewed the warning letters/fines in progress with Bob:

105 Canterbury (parking in the street fines) No response to fines. Bob will turn over to our attorney for collection.

113 Remington (exposed tanks) Problem resolved

106 Sharpsburg(BB goal in the street) Bob will turn over to our attorney for collection.

111 Overton (Tin roofed shed) Homeowner has had first warning letter. Bob will send second letter assessing \$50 fine. Note: On July 9, 2003, the fine procedure starts with a \$50 Fine, then a \$100 fine, then \$250----each assessed monthly.

98 Clearbrook (BB goal) Owner has first letter. Bob will send letter assessing \$50 fine.

105 Overton (exposed drain pipe) Being fixed

109 Indian Crest (Dog run) Resident discussed with Bob. Bob will check ownership records and send warning letter to actual owner(s).

103 Canterbury (Lawn sculptures) Owner has had 2 letters. If no response is received by 10 June, Bob will send letter assessing the first \$50 fine.

110 Canterbury (lawn sculptures) Owner has had two letters. Bob will send a letter assessing a \$50 fine.

154 Canterbury (white mini-fence, gate and lawn sculpture) Owner has had two letters and has not complied . Bob will forward to our attorney for advice and direction.

105 Clearbrook (loose dog) Bob will send a letter advising the owners of the requirement under Article II, Section 4.

New Business:

The Board approved a variance for 103 Indian Crest for fencing. See variance letter for details.

The Board reviewed our financials (attached) with Bob. Bob will send one more letter to those owners with delinquent dues. If not paid by our next meeting, Bob will send the bills to our attorney for collection.

We are on hold for decisions on fencing the tennis courts and entrance upgrades pending a further review of our finances.

The pool party is still on for 12 June. Details and assignments will be worked out over the next week.

The roof repair on the club house is complete. Cost \$150.

The “covenant protected” entrance signs are on hold waiting for materials.

The Board is not satisfied with the performance of our pool maintenance contract. We will review with Mark and consider our options.

The meeting was adjourned.

**D. L. Peebles
Secretary**

The meeting was adjourned.

**D. Peebles
Secretary**