

Mountain Brook Community
Board of Directors Meeting
June 7, 2005

Members Present:

Mary Dougherty, President
Mark Thompson
Jonathan Pierce
Bob Seaman

Absent:

Andy Chabelal
Marshall McBride

Meeting called to order by the President.
May 3, 2005 minutes reviewed and approved.

Landscaping - Mark noted need for landscaper to be paid. Board decided the landscaper can submit his bills directly to Bob and Bob will get authorization from the board for payment. Landscaping is being done pretty consistently.

Pool Repairs - Recaulking is needed, will require two day closure of the pool and no rain.

Soda machine - Mark will check out getting a machine reinstalled. Jon suggested water be one of the selections.

Mark will check with David Salinas, 109 Remington to get firm idea of placement of the dead tree. Is it on common or individual property?

Resident compliance - The Dearman letter concerning front and backyard ornamentation/figures was sent at the end of April as final demand for compliance. Bob authorized to begin assessing fine.

Board discussed assessing a \$75 processing fee for late payment of association annual dues, beginning in 2006. The \$75 will be due on 1 March. This is in addition to the 8 percent penalty and attorney fees. The \$75 is intended to offset accountant costs of keeping after non-payment of dues. Mark motioned, Mary seconded, board unanimous approval.

Newsletter -- It's time for another newsletter. Jon will do the newsletter.

- Express appreciation for those who paid dues on time
- Announce new \$75 processing fee for late payments to begin in 2006, recognize responsibility of residents to all other residents. Paying fair share.

- Discuss what's been going on with flowers and maintenance of common areas
- Include website address in the flag.
- Discuss swimming pool etiquette and rules, stress consideration, turning lights out, keeping bathrooms locked, placing table umbrellas in the down position if last person leaving, recognize Rodney Krone as pool custodian, opens and closes pool.
- Ask residents to report new resident move-ins.
- Mowing and care of individual lawns.
- Other items due to Jon by 27 June.
- Newsletter to introduce the new architectural standards and Procedures, Rules, and Standards 2005. Newsletter will be cover letter for distributing the standards after the July 2005 board meeting.

Architectural Standards were approved and signed.

Meeting was closed by consensus.