

**Mountain Brook Community**  
Board of Directors Meeting  
March 1, 2005

Members Present:

Mary Dougherty, President  
Mark Thompson  
Andy Chabelal  
Jonathan Pierce

Bob Seaman

Absent:

Marshall McBride

Meeting called to order by the President.

February 1, 2005 minutes reviewed and approved.

Mary opened the meeting by discussing power washing of common sidewalks along Mountain Brook Drive. She noted a local teenager had been using a power washer and suggested we might listen to an offer to do our walks.

Mary noted that a Mr. McClure had asked about a traffic light. The board reviewed and approved Jon's draft letter to Madison City and the County Planning Commission. Reviewed the Edgewater letter concerning Zierdt Road and former efforts to obtain a stop light.

Bob noted that the final notices on dues goes out the first week of March. Residents have until March 31st to pay and then collections go to our attorney. Collection fees were discussed. 24 households have not paid their dues, Bob expects 15 of them will pay by the 31st. Reviewed financials.

Mark brought up the trimming of common area trees. He thought the trimming should be completed within a few weeks and that work had not started.

Mark also said the landscaper had called about ruined bushes at Oak Point. Probable that children are standing on the bushes at the bus stop. \$30 est to replace. We also discussed the contract requirement for flowers in the landscaping twice a year.

Mark brought up upkeep issues at the tennis courts. The caps to the net poles are broken and the net needs repair. Caps at \$25 each for two was approved. \$60 for net repair also approved.

Resurfacing of the court will need to be considered as wear is beginning to show. Estimated cost at \$3600. No decision reached on when to resurface. Maintenance budget will not sustain resurfacing this year but we might have to tap the emergency fund to do the work.

Common area projects we will need to consider:

- tennis fence
- tennis court surface
- clubhouse roof
- clubhouse tile
- surfaces around the pool
- clubhouse carpet/tile
- clubhouse usage
- 10 to 12 lounge chairs for the pool area

A community resident recommended that the board needed legal representation to send out non-compliance letters to residents and that we should ask for legal rep to attend our board meetings. Board discussed the idea and how we might practically apply the suggestion. Basic agreement that letters indicating board resorts to legal action be done by our attorney.

Discussed enforcement of covenants. The board secretary will keep a file of board enforcement actions.

Current actions:

103 Canterbury continuing action on statuettes and birds attached to fence, decision that if resident doesn't comply by end of April we will turn the matter over to our attorney for enforcement.

111 Montrose cutting down a tree without approval or plan. Jon to visit.

102 Carlisle lawn ornaments

The board will do a drive by of the community on Sunday, March 6 to determine what other covenant related actions we need to take. Drive-throughs will be conducted quarterly.

Board agreed that in the matter of all contracted work that the board will need to do a better job of ensuring accountability from contractors that they are giving the community a full measure of work for what they have been paid to do. General consensus among the board members that common area upkeep will outstrip current year dues next year. As the board may well have to increase dues it must be able to ensure it is getting all the value it can for current year dues.

Andy moved meeting to adjourn, Jon seconded. Agreed.