

**Mountain Brook of Madison Community Association
Board of Directors Meeting
14 November 2006**

Present: Mary Dougherty
Phil Copeland
Etta Mae Fitzgerald
Dave Peebles
Jon Pierce
Austin Omlie
Bob Seaman

The Board approved the minutes of the 3 October 2006 meeting.

Bob presented the budget for 2007, pending any future decision on dues. Bob also informed the Board that he will be raising his fee to \$510 per month, effective 1 January 2007. The Board approved the increase. Bob also informed the Board that he needs our agreement to change the relationship between the Board and Bob to one of CPA only and not as association manager. That move will make Bob's position one of a contractor and not an employee. The Board agreed and Bob will send us a formal letter confirming the change.

Bob reported that our attorney has not moved on any of the last four pending cases. A total of \$3100 is involved. We agreed to strongly encourage Isabell to finish these cases promptly.

New Business.

The Board approved an expense of \$500 from the capital reserve to fix the black algae problem in the pool.

The Board agreed to ask Bob to ask our insurer to increase our liability insurance from one to two million dollars per occurrence and from two to four million dollars per year. The cost will be an additional \$77 per year.

Etta Mae and Phil will attend the Homeowner Council meeting on November 19th at the Walden Clubhouse.

Dave presented an estimate for resurfacing the tennis court. Total cost will be \$6400.

The Board was unable to proceed with a decision on increasing the dues because it is still not clear if the fencing along Mountain Brook Boulevard is an owner or an association responsibility. An attorney has advised that in order to take over maintenance responsibility, the association will have to formally add a declaration to the covenants. Austin thinks there may be a document that has already met that requirement. He will research the issue and report at a special meeting to be held at 6pm 20 November 2006. At that meeting, a decision will be made about increasing association dues. A part of that decision will also be the clubhouse repairs, tennis court resurfacing, anticipated pool repairs, and a reserve to cover insurance deductibles.

Meeting adjourned.

**Dave Peebles
Secretary**