

Mountain Brook Homeowner's Association
Board of Directors Meeting
6 June 2006

Present: Jonathan Pierce, Acting President
Phil Copeland
Dave Peebles
Etta Mae Fitzgerald
Bob Seaman

Guest: Pat Heyland

Absent: Austin Omlie
Mary Dougherty

The Board convened at 630pm.

The Board approved the minutes of the May meeting with one correction.

Mary Dougherty is at home with her new daughter. Both are doing well.

Bob presented our financial summary (attached). We are doing well, with some \$5200 past due.

Old Business:

- a) The flower beds are in at all entrances and all water systems are operational.
- b) The empty lot on Sharpsburg may still be a problem, but with new interest by prospective purchasers, the problem should go away. If not, we will turn to the city for help, again.
- c) The owners of 103 Indian Crest have not completed their fence. The board directed Bob to turn the case over to our attorney for collection. Fines to date are $\$50 + \$100 = \$150$ plus fines and costs. If the fence is not completed by our July meeting, the fine increases to \$250 per month indefinitely.

New Business:

- a) Jon is working on the newsletter. So far, all he has is the updates on our traffic light and on the Zierdt Road widening.
- b) The board decided to buy three new umbrellas (\$99/Ea) for the pool area.
- c) Jon presented a summary of all the fence repairs needed (attached). The Board decided to proceed with a three stage program. First, we will get estimates of how bad our termite problem is and the cost to fix the problem. Second, we will get estimates of the cost to repair all structural problems. Finally, we will get an estimate of the cost to restrain the fence. In the same area, we need to see about pressure washing the brick entrances. Jon will ask Austin to see if our landscaper will do it. If the price is under \$200, the Board approved the work in advance.
- d) The Board approved purchase of a small vinyl banner with the Association web site to periodically put in the entrance areas.
- e) Club House calendar:

Eric St. John 25 May
Pete and Pat Mills 17 June
Dave Malik 7 July

e) The Board discussed the appearance of the garage door at 152 Canterbury, but reached no conclusion.

Meeting adjourned.

Dave Peebles
Secretary