

Mountain Brook Homeowner's Association
Board of Directors Meeting
10 January 2006

Present: Mary Dougherty
Jonathan Pierce
Phil Copeland
Dave Peebles
Bob Seaman, Association Manager

Absent: Austin Omlie

The Board convened at 6:30pm

New officers were elected as follows:

President: Mary Dougherty
Vice President: Jonathan Pierce
Secretary: Dave Peebles
Director: Phil Copeland
Director: Austin Omlie

Damon Dougherty will take over from Mark as **Community Web Site manager**.

Architectural Committee members: Dave Peebles and Gerald Johnson

Covenants Committee members: Etta Mae Fitzgerald and Mike Johanness

Maintenance Committee member: Mark Thompson

Welcoming Committee members: Kathy Thompson and Heidi Medinica

Newsletter: Jonathan Pierce

The Board approved the minutes of the December 6, 2005, Board of Directors Meeting.

Bob Seaman reviewed our current financial status. Summary attached (attch 1). Bob also briefed us that three past due accounts totaling \$2,800 will go to our attorney for collection on 15 January 2006(attch 2). The attorney now uses small claims court instead of a full court action because it allows us to seize real or personal property to satisfy the debt. \$26,100 in current-year dues has been paid. A warning letter will go (1 February) to all owners who have not paid. On 1 March, all unpaid assessments will be turned over to our attorney for action. Total cost will be \$300 + 8%/per annum interest + attorney fees + court costs + \$75 association late fee.

A motion to put all past due collections (prior year monies) into our capital reserve fund was seconded and approved. This was done because those monies are not included (or needed) in the current year budget and because the capital reserve fund has a goal of \$20,000. It now has \$10,356.

Bob will revise the 2006 budget to include postage and printing costs for the newsletter. Bob will present the revised budget at our next meeting.

In accordance with the agreements made in the December Board of Directors meeting, Mr. Billy Jones, 102 Hursthaven, presented his proposed covenants change to the Board (atch 3). Mr. Jones repeated his understanding that he must remove the structure in question if he is unable to secure 113 homeowner's approvals of his proposed change by the March 2006 Board meeting. The Board also clarified that no proxy votes would be accepted as valid in this petition effort. Mr. Jones intends to rent the clubhouse for a vote location later this month. Mr. Jones also agreed to move the truck currently parked on the grass next to his home.

A motion to invite Etta Mae Fitzgerald to be a Director was seconded and passed. Phil will contact Etta Mae to pass on the invitation.

Dave will check on costs for one or more dog mess clean-up stations along Mountain Brook Boulevard.

Our next meeting will be at the Port of Madison restaurant at 6:30pm, 7 February.

Meeting adjourned at 7:50pm/

Dave Peebles
Secretary