

Mountain Brook Homeowner's Association
Board of Directors Meeting
7 March 2006

Present

Mary Dougherty	President
Jon Pierce	Vice President
Dave Peebles	Secretary
Phil Copeland	Director
Etta Mae Fitzgerald	Director
Austin Omlie	Director

Guests:

Steve Mance
Tom Walter
John Wiggins
Mark Thompson
Stan McMurtry
Billy Jones

Joe Saylor of Greensweep

The Board convened at 6:30 pm.

Minutes for the February 7th meeting were approved.

Business with Bob: Bob briefed us on the status of dues collections to date. Eleven homeowners are now delinquent (list attached). Bob will ask our attorney to initiate action in small claims court. Three multi-year delinquent accounts are already in process with our attorney. With respect to Mr. Wang, 154 Canterbury, Bob briefed us that lawyer to lawyer contact has been established. In addition, Bob will direct our attorney to file a legal lien on the property and initiate action in small claims court. It was agreed again that all money collected that is above the current budget will be deposited in the Capital Reserve Fund.

Mark Thompson advised the Board that someone is putting For Sale signs in the prohibited area(s) at the entrances. They will be removed. Mark also advised that Kathy and Heidi will be leaving the Welcoming Committee due to the great difficulty in tracking new residents.

Mary advised that a letter has been sent to the owners of 104 Indian Crest advising them that they need to complete their fencing, fence their pool and move their trash cans.

We have three landscaping bids. Greensweep \$16304/year, Chuck Farmer \$103210/year and Lawn Master \$15540/year. Austin will do a walk-around with Mr. Farmer and Mark Thompson on 8 March. Bids will be compared and recommendations made to the Board.

The Board approved two construction projects: 1) Mark Thompson for a retaining wall, yard “expansion” and a driveway extension. 2) A screened-in porch for 128 Canterbury Drive (Mr. Chandler). Mary will notify homeowners of their approval.

Our City Councilman, Jerry Jennings, has asked for liaison committee to interface with the city on the proposed stoplight at one of our entrances. Phil Copeland will head the committee and recruit committee members.

Mr. Jones, 102 Hursthaven, failed to reach the required 113 votes to change the covenants that would permit backyard storage sheds. Mr. Jones agreed to remove the shed he constructed. A motion (attached) was made and passed to that effect.

Dave Peebles
Secretary

Attachments:

Financial Status
List of Delinquent Dues
List of Paid Dues
Motion to Require Removal of Shed
Modification Request, 128 Canterbury