

**Mountain Brook Homeowner's Association
Board of Directors Meeting
12 September 2006**

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

Guests:

Mark Thompson
Heidi Medenica
Curt Mitchell

The Board approved the minutes of the 2 August 2006 Meeting

Guest Comments:

Mr. Mitchell raised a concern about the service road in the new Edgewater subdivision. The road runs so close to the houses in Mountain Brook as to detract from the quality of living, privacy, and resale value. The Board was sympathetic, but had no solution.

Mark and Heidi raised concerns about the following:

114 Remington
104 Sharpsburg
105 Sharpsburg
105 Overton
103 Indian Crest
the six internal flower beds (Austin will get a quote from Mr. Farmer)
Date for the next newsletter (Jon will publish ASAP)

Financials: Bob presented the financial summary (attached). All legal actions are in the hands of our attorney. Bob was able to talk with our attorney and she will be getting us a complete summary of actions in progress (through Bob). The Board decided to present next year's budget with the same allocations as this year's budget (subject to modifications by the Board during the year).

Old Business:

The garage door at 152 Canterbury has been an eyesore for several months and needs to be fixed. Phil has contacted the owner personally and had no success. The Board asked Austin to send one of his “compliance” letters to the owner: Joanna Massar.

The AC at the Clubhouse has been repaired..

The fence has not been completed at 103 Indian Crest. Bob will get us a status on the fines and legal proceedings. It appears that the fence may be completed soon and we will be faced with a decision on how to close out the legal action that is in progress without cost to the Associaton. Further at 103 Indian Crest is the activity in the adjacent lot. Rip Rap and fill dirt is being trucked to the site and a retaining wall is being constructed at the base of the hill. Dave will contact the city to see what permits have issued and for what purpose.

New Business:

Phil, Mary , and Austin will attend the new organization of homeowners associations on 8 October.

The annual meeting will be on 24 October at City Hall. Jon will announce the meeting in the upcoming newsletter.

The Pool will be closed on 17 September.

The Mayor of Madison will be invited to be at our next meeting on 26 September.

Dave will get us a PO Box at the Madison PO on Hughes Road. Most correspondence will come to that address, except dues and fines which will continue to go direct to Bob or our attorney, as appropriate.

Meeting adjourned.

**Dave Peebles
Secretary**