

**Mountain Brook of Madison Community Association
Board of Directors Meeting
3 October 2006**

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

Guests:

Mark Thompson

The Board approved the minutes of the 12 September meeting.

Guest Comments: Mark discussed the broken sprinkler heads and poor edging at our internal entrance flower beds. Austin will talk with Mr. Farmer.

Financials: Bob presented our financial summary (attached). All legal actions are on track. The Board asked Bob to tell our attorney to proceed with all necessary actions to recover unpaid dues, fines, and costs.

Bob will adjust the budget for next year to match projected income. He will provide copies of the 2007 budget at the annual meeting.

Annual meeting: The meeting will be held at 630pm at the Madison City Hall. Agenda items will include a budget review, updates for 2006 and election of one new board member, and neighborhood concerns.

Business:

103 Indian Crest - The owners, Mr. And Mrs. Sztenderowicz, will be sent a certified, return receipt letter reminding them that all new construction must be approved by the Board. A copy of the *Architectural Standards* will be included.

152 Canterbury - Austin will send a compliance letter to Ms. Massar about her garage door.

PO Box - The new PO box will be used for all communications except annual dues and associated fines, etc. Those will continue to go directly to Bob.

Newsletter - Jon presented the Newsletter for review and approval. We made several minor additions and approved the Newsletter for publication.

We planned to talk with Cindy V. about plantings, but Mr. Farmer has completed the process on Wednesday.

Mary and Phil plan to attend the organizational meeting for the Madison association of homeowner's associations on 8 October.

Meeting adjourned.

**Dave Peebles
Secretary**