

Mountain Brook of Madison Community Association  
Board of Directors Meeting  
September 4, 2007

Present: Austin Omlie  
Stan McMurtrie  
Mary Dougherty  
Tom Keeney  
Bob Seaman

The Board meeting began at 6:45 pm

Financial Business

- ? Bob had finally gotten in touch with the current attorney, Isabelle. She gave him a check for \$324.00 which was a payment from a resident who was in arrears for 2006 dues. Isabelle was going to attempt to close out all past due cases. Bob was going to do a follow up with Isabelle on Friday, September 7<sup>th</sup>.
- ? Austin will draft a termination letter for Isabelle and all future cases will be given to the new association attorney, Heard & Associates.
- ? Request was made to have the 2008 budget prepared. The board would like to have the 2006 actual expenditures, the 2007 year to date expenditures, and the 2008 proposed budget. The budget will be included in the next newsletter and the newsletter will go out before the annual association meeting.

New Business

- ? Pool
  - o The board decided that the pool will close at the end of the week.
  - o The board will allow Glen Stanley, the pool maintenance man, to determine when to remove the black algae. An acid wash will need to be performed either this winter or early spring.
  - o Also discussed was the fence around the pool. Bob will contact insurance carrier in order to determine what our legal requirements should be. The fence may need to be brought up to city code as well.
- ? 98 Clearbrook Court
  - o Fence posts have been installed. Pickets will go up this week.
  - o Discussion on the stain color matching the remaining portion of the fence along Zierdt Road.
- ? Clubhouse pavilion repairs
  - o Austin has gotten one estimate on the repairs. The options given in that estimate were:
    - ✍ Vinyl siding – little to no maintenance
    - ✍ Pressure treated wood – periodic staining/treating
    - ✍ Outdoor drywall – will require complete removal of old drywall

- Austin will continue to seek bids on this project.
- ? Clubhouse mailbox
  - COSTCO has mailbox \$100 cheaper than online store. Austin will place order and have installed ASAP.

Meeting adjourned.