

MOUNTAIN BROOK OF MADISON

GENERAL MEMBERSHIP AND ELECTION MEETING

8 NOVEMBER 2007

AGENDA

- I. Call to Order
- II. Confirmation of Attendees and Proxy Assignments
- III. Old Business
- IV. New Business
 - a. Maintenance and Repair Projects
 - b. Covenant Compliance and Violations
 - c. City of Madison Projects and Developments
 - d. Other Discussion Items from the Floor
 - e. Review and Approval of Fiscal Operating Program
- V. Board & Committee Member Solicitation and Election
- VI. Call to Adjourn

MAINTENANCE AND REPAIR

- Replacement of Clubhouse Pillars (*Critical*)
- Refurbishment of Clubhouse Alcove Ceiling
- Repair / Refurbishment of Common Area Fencing
- Installation of Irrigation Lines at the North Entrance
- Electrical Power Source at the Canterbury Entrance
- Cleaning of Clubhouse Carpeting

Covenant Compliance & Violations

- Homeowner Awareness of Provisions and Requirements of HoA Covenants
 - ✍ Deeded Stipulations Not Communicated in Sale and Transfer of Property ... Owners, Real Estate Agents, and Closing Attorneys
 - ✍ Standards Not Being Followed in Repair Efforts (e.g. Re-roofing with Inferior Material)
- Illegal Dumping on Vacant Lots Throughout the Community
 - ✍ Household Garbage
 - ✍ Lawn Refuse

Covenant Compliance & Violations

- *Potential Action* – Volunteers for the Covenants Committee to Monitor each of the Neighborhoods
 - ✍ Forest Trace
 - ✍ Oak Point
 - ✍ Remington / Montrose / Carlisle
 - ✍ Overton / Sharpsburg / Indian Crest
 - ✍ Clearbrook / Fernbrook / Euclid
- *Concerns* – Timeliness and Adjudication
- *Other Recommendations?*

City of Madison

Projects and Developments

- Traffic Signal at the Intersection of Zierdt Road and Mountain Brook Blvd (North End)
- Widening of Zierdt Road
- Zierdt Road Exit (Eastbound) from I-565
- Proposed Mall “*The Peaks at South Chase*” by DeBartolo Development, Inc

Other Discussion Items

- Issues and Concerns
- Recommendations
- Alibis

Fiscal Operating Program

- Expenditures for CY 2006-2007
- Announcement of Increased Service Rates
 - ✍ Water and Sewage
 - ✍ Electricity
 - ✍ Pool and Landscaping (*due to gasoline costs*)
- Estimated Costs for Identified Repairs and Refurbishment Projects
- Allocation for Welcome Committee Kits (?)
- Critical Need for a Dedicated Annual Allocation to a Capital Reserve Fund
- Proposed 2008 Fiscal Operating Program

Board and Committee Memberships

● Board Position(s) thru Nov 2008

- ✍ Treasurer
- ✍ Member-at-Large (1)

● Committees

- ✍ Architectural (1 ea)
- ✍ Covenants (4 ea)
- ✍ Maintenance (3 ea)
- ✍ Welcome (2 ea)

● Nominations and/or Solicitation of Volunteers

● Voting

Call to Adjourn

- Closing Remarks
- Adjournment