

# **MOUNTAIN BROOK OF MADISON HOMEOWNERS ASSOCIATION (MBHOA)**

## **ANNUAL GENERAL MEMBERSHIP AND ELECTION MEETING**

**10 DECEMBER 2009**

# AGENDA

- I. Call to Order
- II. Determination of Quorum
- III. Confirmation of Attendees & Proxy Assignments
- IV. Old Business
- V. New Business
  - a. Maintenance & Repair Projects
  - b. Mountain Brook HoA Issues & Concerns
  - c. City of Madison Projects & Developments
  - d. Other Discussion Items
  - e. 2009/2010 Fiscal Operating Program(s) Review & Approval
- VI. Board/Committee Member Solicitation & Election
- VII. Closing & Adjournment

# MAINTENANCE & REPAIR

## 2009 Completed Projects

### ➤ Clubhouse

- Installed Compliant Pool Anti-suction System IAW Federal Statutory Requirements
- Completed Renovation and Refurbishment of Clubhouse Interior (painting, enclosed door shades, furnishings)
- Completed Interior and Alcove Bathroom Renovation

### ➤ Common Area Fencing

- Approximately 90% of Fencing Along Mountain Brook Blvd has been Repaired
- Repair Effort Includes Use of Screw Fasteners to Minimize Potential Warping of Top Plates/Pickets

# **MAINTENANCE & REPAIR**

## **2010 Planned Projects**

### ➤ Clubhouse

- Window Coverings
- Pool Equipment Room Plumbing

### ➤ Repair/Refurbishment of Common Area Fencing

- Complete Repair/Refurbishment of Remaining Common Area Fencing (e.g. Clubhouse Parking area, Tennis Court)
- Replacement of “Old Style” Fencing Following Negotiated Agreements with the Two (2) Homeowners

### ➤ Installation of Water Meter/Irrigation Lines at the North Entrance (Southside)

### ➤ Landscaping of Zierdt Road Entrances

### ➤ Paver Patio & Grilling Facilities Behind Pool



# Mountain Brook HoA Issues & Concerns

## ➤ Delinquent Dues

- BoD Successfully Pursued Collection of Majority of Delinquent Accounts
- Lien Emplacement/Collection Actions Executed by HoA Legal Representation
- Delinquent Homeowners Liable for All Legal/Late Fees
- Delinquent Accounts Assessed \$25 Per Month Late Fee (Effective 1 February 2009)

## ➤ Garbage & Refuse

- Dumping of Household Garbage & Landscaping Refuse on Vacant Lots
- Revised Madison County Refuse Collection Schedule

# Mountain Brook HoA Issues & Concerns

- Homeowner Awareness of HoA Covenants
  - Change of Ownership or Rental Tenants
  - Deeded HoA Membership Not Communicated in Sale/Transfer of Property ... Owners, Real Estate Agents, and Closing Attorneys
  - Repairs Not Completed IAW Prescribed Standards or Provisions (e.g. Re-roofing with Inferior Material)
  - Welcome Packet w/ Covenants & Architectural Standards is Available from BoD
  
- “No Glass Containers in Pool Area Rule”
  - PERSISTENT VIOLATIONS...SAFETY is the ISSUE!
  - Costly Clean Up and Potential MBHOA Legal Liability
  - Use of Glass in “Soft Holder” (e.g. Koozies) are NOT ACCEPTABLE or PERMITTED
  - Approaches for Monitoring and Enforcement are Under Study by the BoD

# Mountain Brook HoA Issues & Concerns

- *Recommended Action* – “Community Watch”  
Volunteers to Monitor Neighborhoods...Concerns of “Big Brother”?
  - Forest Trace
  - Canterbury
  - Remington / Montrose / Carlisle
  - Overton / Sharpsburg / Indian Crest
  - Clearbrook / Fernbrook / Euclid
- *Active Participation* of all Pool Patrons in Monitoring and Reporting Pool Rules Adherence
- *Submission of Concerns & Recommendations*
  - Timeliness & Details
  - Use of Website Tab or Written Letter to HoA Mailbox
- *Other Items or Recommendations?*



# City of Madison

## Projects and Developments

- Zierdt Road Widening
  - Status of “90% Complete” Design Effort by AL DoT
  - Impacts to Proposed Schedule
- I-565 Eastbound Exit Ramp @ Zierdt Road...No Updated Action(s)
- Adjoining Land Area Development
  - Proposed Commercial Mall Failed to Materialize
  - Recent Re-zoning Included “High Density” Housing in Vicinity of Driving Range
  - Any Development is Contingent on Emplacement of an I-565 /Zierdt Road Interchange



# Other Discussion Items

- MBHOA BoD Solicits E-mail Addresses from All Homeowners
  - Reduce Costs for Mailings
  - Timely Transmission of Important Information
  - ~40 of 150 owners have provided email addresses
- MBHOA 2010 Dues Invoices Mailed
- MBHOA Documentation Review and Revision
- Other Issues, Concerns & Recommendations

# Fiscal Operating Program

- Expenditures for CY 2009
- Proposed CY 2010 Operating Program

# Board and Committee Memberships

- Current Board of Directors (BoD) thru Dec 2009
  - Austin Omlie , President
  - Stan McMurtrie, Vice President
  - Lisa Galentine, Treasurer
  - Melody Langevin, Secretary
  - Trustees: Tom Keeney, Donna Brown, Vacancy
- Committees
  - Architectural: Austin Omlie, Rick Brown, Stan McMurtrie
  - Covenants & Compliance: Mike Johannes, Vacancies (4)
  - Maintenance: Mark Thompson, Vacancies (2)
  - Welcome: Eloise Stanley, Vacant (1)
- Nominations & Solicitation of Volunteers
- Vote

# Closing & Adjournment

- Closing Remarks

- Call to Adjourn

- Adjournment