

**MOUNTAIN BROOK OF MADISON**  
**HOME OWNERS ASSOCIATION**

July 7, 2010

Subject: Board of Directors Meeting Minutes

Start time: 6:35 pm

Roll Call: Austin Omlie, Lisa Galentine, Tom Keeney, Mike Johannes, Crystal McClafline

**Old Business:**

- **Invoices:** Still have one outstanding current year dues that we are unable to contact. Need to send certified mail with return receipt.
- All attempts at collection or letters for violations should be sent via certified mail with return receipt. The HoA does not have time to send multiple letters or to attempt personal notifications for each communication.
- Zierdt Road widening project – no additional movement toward widening due to overall budget issues. HoA would still like to see an accurate set of drawings before entrance modifications into the neighborhood are discussed.

**New Business:**

- **Parking problems on Canterbury Circle** – Mr. & Mrs. Martin (103) attended to discuss. Issues with trash cans and cars (two large SUVs and one smaller SUV, and a white Mercedes). Trash truck is unable to access (probably recycling truck as well). They have double parked on the street and parked perpendicular to the curb. Austin will discuss with Stan on 7/8 and make sure he relays the requirements.
- **Problem with skunks in neighborhood** – unless the skunk habitat is identified as being in a common area, the HoA does not have responsibility for removal.
- **Furniture damage during Ms. Weaver rental** – discussed her remembrance of the events. Need to talk directly to Eric (clubhouse manager) and review his records before a final decision is made. HoA will update the checklist to make sure it is encompassing of all the furniture.
- **Tennis Court repairs** – need to see if the current bids include the net repair issues.
- **Approved Vendor List** – pre-approval for Crystal to pay for services from these people without requiring signature. Also forms for Madison Water and Huntsville Utilities to auto draft payments from the bank.
- **Conversation with Councilman Jennings on City of Madison repairs in the neighborhood** – repair on Mountain Brook Blvd roads after water repairs were not satisfactory; drainage on Hursthaven Court is inadequate causing street flooding; wooded area on Zierdt is not adequately cleaned up after trimming. He asked the HoA to consider if we would be interested in turning the area behind the tennis courts into a common area park setting instead of the current wooded area.

End time: 8:30 pm