

Mt Brook Home Owner Association
April 26, 2011

Attendees (via conference call):

Austin Omlie, President
Lisa Galentine, Vice President
Donna Brown, Secretary

Agenda:

Pool - review of bids submitted; opening day, pool access options.

HOA dues - status of liens

Finance - review budget and expenses HOA violation monitoring

Phone and answering machine for clubhouse

Tennis court - status of refurb

Pool - review of bids submitted; opening day, pool access options.

- Reviewed the only 1 bid that was submitted. Contract approved. Looking to have the tiles and lights repaired. Need to have the pool attached to the irrigation meter. Will ask to start work 2 May 2011, open no later than 27 May 2011.
- Water meter to be secured for the pool. Estimated cost for the meter is \$1000. Expense to come out of capital improvement.

HOA dues - status of liens

- Remaining homeowner has made payment in full as 4-19-11, will pay fee associated. Only 1 outstanding. The Board has tried to contact the homeowner and will continue trying until the lien deadline.
- New construction plans are to be submitted to ARC for approval and approved

Finance –reports not provided by accountant in time for this meeting.

HOA violation monitoring – vast improvement in yard maintenance, removal of trash cans,
Letter was sent out

Phone and answering machine for clubhouse – table to another meeting.

Tennis court - status of refurb – on schedule for mid-May

2 Undeveloped Lots status – the Board held discussions with the attorney and CPA regarding the issue of two homeowners with adjacent lots who have not been paying dues on the second lot. Only one of the two homeowners has contacted the Board after the letters were sent. The Keeney residence has indicated that they had agreement with the original builder, Breland, that they would maintain their second lot with a park-like atmosphere and Breland provided a verbal agreement that they would not have to pay dues on that second lot. The attorney has advised the Board that this is considered a valid agreement because Breland had the authority to provide that waiver at the time. The Board has now provided a written letter to the Keeney's stating that they are not liable for dues on their second lot as long as they remain the owner(s). This agreement is not transferable to any future property owners and does not apply if the lot is sold for building. The second homeowner was assessed dues for the calendar year 2011, but was not assessed any dues for any previous years. The invoice will be sent to them on May 1 and considered due no later than June 1. This brings the total number of lots assessed dues to 154.

Comments:

Emails have improved among the home owners. Looking to add to more to the distribution list.