

**Mt Brook Home Owner Association  
March 1 2011**

**Attendees**

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

**Open Meeting Agenda**

- Increase in liability umbrella to \$3M
- Approval of Tennis Court repair estimate
- Review and approve the 2011 Budget

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**Increased insurance liability** – approved to increase liability limit to \$3M. Increased deductible to \$1K instead of \$500. New cost \$1,590.

**Tennis court**– Board approved repair. Approved \$15,801 from capital improvements to pay for this improvement. Work to start in mid-May. Surface expected to last at least 8 years. Contractor – Pro Court Construction Huntsville, AL

**Review and approve the 2011 Budget**

**Compliance program** – Started program run by board member instead of hiring someone. We have seen a big improvement in a very short time.

**Dues payment status** – as of February 28, 8 outstanding dues. Great improvement.

**Carryover to Capital Improvements** – approved transfer of \$26,378.34 to Capital Improvements.

2 Undeveloped Lots – Letters were sent to two homeowners who own adjacent lots and have not been paying dues on the second lot. The letter requested the homeowner to contact the board if they had documentation that granted them a waiver on the requirement for dues to be assessed on the second lot. The Board is currently in discussion with one of the homeowners.