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11 November 2011

Mountain Brook of Madison Homeowners Association

Minutes of Annual Membership and Election Meeting

Lisa Galantine, Association VicePresident, facilitated the meeting with Austin Omlie, Association President, attending by phone.

Twenty-five residents/homeowners attended.

Discussions included :

Methods available for communicating with the Board

Website and email

Clubhouse mailbox

Scheduled Board Meetings

Group email: MtnBrookofMadison@gmail.com (will not work for government Email accounts)

A “runner system” for home delivery of notices.

Dues - Invoices, Dates and Delinquencies

Invoices to be mailed 1 December

Dues to be paid 1 January

Dues are late 1 February

\$25 late fee per month delinquent

Collection actions begin 1 April

Property owners liable for late fees and legal costs (est \$350)

Do not mail checks to the clubhouse, see newsletter and invoice for correct address

Covenants Rewrite

Current Covenants dated 11 May 1988

Alabama law is so restrictive (must have over 75% of owners approving, that this Project is on hold for consideration by the new Board)

Jonathan Pierce suggested that the new Board schedule another community meeting

After the Board is in place to discuss the Covenants. It was noted that the Covenants

Provide room for the Board to expand and alter the rules by publishing supplementary documents,

Which the Board has done.

Maintenance and Repair Projects Completed in 2011

Clubhouse and Pool

Pool Leaks Repaired

Clubhouse attic insulation installed

Tennis Court

- Resurfaced
- Net Repaired
- Fence repaired
- Backboard installed
- Bench and Awning installed
- Lockable Gate installed
- Rotten trees in Parking Lot removed
- Sprinkler System repaired
- Insurance liability increased to maximum available
- Covenants compliance program organized and initiated, but paused
- Due to a lack of time for individuals to work the project

Maintenance and Repair Projects for 2012 for new Board to Consider

- Security Cameras
- Keyed Access to Tennis Court
- Replace Pool Gate
- Renovate Clubhouse landscaping
- Hire Covenants Enforcement Manager
- Purchase Winter Pool Cover
- Install a Bulletin Board at the Clubhouse
- Install WiFi at the Clubhouse

Zierdt Road Widening and the “Breland Road” projects

The attendees directed that the Board make the projects its major policy priority, Starting with meeting with city officials/project engineers to determine exactly what Is going on and then proceeding with action(s) based on the results of those Inquiries . It was the clear consensus of the properties owners that officials have been Reticent about the impact of the Zierdt Road project with respect to the impact on The Association and impacted property owners.

- The first action will be to request a meeting with Jerry Jennings and the Engineering company who is designing the project. Dave Peebles will Coordinate with Jerry to set up that meeting as soon as possible.

In the event we need to mobilize the property owners, we will use email and A runner system to notify everyone about upcoming meetings/briefings/etc. Lisa Blackmon agreed to coordinate home delivery of notices, along with Susan Pierce, Rosie Greg, Bobby Smith, Maureen and Pat Haas.

Nominated and Elected:

- Mark Thompson
- Jonathan Pierce
- Dave Peebles
- Nason Snow
- Pat Haas
- Lisa Galantine will remain as an advisor to the Board

Other issues:

The abandoned property next to the Clubhouse was sold at a tax auction in May 2011. The Association had placed a lien on the property and notified the new owners That they owe past dues and that the property is in violation of community standards

The new Board and all attendees expressed their sincere thanks to Lisa and Austin for their hard work over The past two-plus years.

Fiscal Operating Budget

Lisa presented a budget review and proposed 2012 budget for the new Board to consider and Adopt for the new year.

The first meeting of the new Board will be held at 530pm on 21 November at the Clubhouse. At that meeting officers will be determined, as well as other administrative matters.

The meeting was adjourned at 2pm.
Dave Peebles