

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
Annual Membership and Election Meeting
12 November 2011**

- I. Call to Order – Volunteer for Minutes & Attendee List
- II. Attendees and Proxies / Determination of Quorum
- III. Business Review
 - a. Communications
 - b. Dues – Invoices, Dates, Delinquencies
 - c. Covenants Re-write
 - d. Maintenance and Repair Projects – 2011 and 2012
 - e. Issues & Concerns
- IV. Outgoing Board / Board Solicitation and Election
- V. Fiscal Operating Budget
- VI. Open Discussion / Call to Adjourn

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Mountain Brook HOA Communications

- Communicate with the Board
 - Website: Email the Board and the Clubhouse Manager
 - Mailbox: Place a letter in the Clubhouse box
 - Board Meeting: Attend a Board Meeting
 - The schedule is on the website calendar
 - Contact the Board to get on the agenda prior to the meeting
- E-mail Group for Homeowners and Residents
 - We have created a group email account
 - Set “MtnBrookofMadison@gmail.com” as non-junk to allow receipt of emails
 - Gmail will not work to Government Email Accounts

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Dues – Invoices, Dates, Delinquencies

- Invoices mailed December 1
- Dues to be paid January 1
- Dues are late February 1 (based on postmark)
 - Starting February 1 a \$25 late fee per month will be assessed until payment or agreement with the Board
 - Contact the Board if there is a hardship situation
 - Lien Emplacement/Collection Actions April 1
 - Homeowners Liable for All Legal/Late Fees (\$350 min estimated)
 - If your payment is late, you will be assessed a \$25 late fee. If you do not pay the late fee, you will continue to be assessed \$25/month until the balance is paid.
 - There will be no exceptions except through agreement with the Board
 - See Newsletter Article for Rules and Mailing Address
 - DO NOT MAIL CHECK TO CLUBHOUSE

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Covenants Re-write

- Mountain Brook Covenant legal documents are dated 11 May 1988
 - Legal experts recommend refreshing legal documents every decade
- Covenants Re-write was planned for 2011
- What Happened?
 - Upon discussion with the attorney, it was discovered that Alabama law would require 75% - 100% of homeowners to vote on the changes. If a majority vote was not received, the Board would not be able to submit the covenants to a judge for approval (this is allowed in many states).
 - Currently we do not have enough homeowner involvement to justify the time to re-write the covenants and then not be able to get agreement.

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Maintenance and Repair 2011 Completed Projects

- Clubhouse and Pool
 - Multiple pool leaks found and repaired
 - Attic insulation installed in clubhouse
- Tennis Court
 - Tennis court resurfaced
 - Net repaired
 - Fencing repaired and repainted
 - Backboard installed
 - Bench with awning installed
 - Fence closed and gate installed that can be locked

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Maintenance and Repair 2011 Completed Projects

- Other
 - Rotten trees at end of parking lot cut down and removed
 - Sprinkler system repaired in multiple locations
 - Insurance liability increased to maximum available
 - Covenants Compliance program organized and started, although only run for four months

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Maintenance and Repair 2012 Projects under Consideration

This list is in no particular order and these items should not be considered to be the final approved list

- Security Cameras
- Keyed Access to Tennis Courts
- Replace gate at pool area
- Renovate clubhouse landscaping
- Property Manager for Covenants Enforcement
- Keyless Entry
- Safety Winter Pool Cover
- Bulletin Board
- WiFi

Note: Entrance landscaping on hold due to Zierdt Road widening plans

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Mountain Brook HOA Issues & Concerns

- Parking on Street
 - Homeowner parking on the street overnight is not allowed. Please be considerate of the rules and use your garage and driveway
- Vacant Lot Dumping
 - Dumping of Household Garbage & Landscaping Refuse on Vacant Lots is **Against The Law**
- No Glass Containers in Pool Area
 - Patron safety is a big issue
 - Costly Clean Up and Potential MBHOA Legal Liability
 - Glass Containers in Soft Holders or Koozies are NOT PERMITTED

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Mountain Brook HOA Issues & Concerns

- Abandoned Property next to Clubhouse
 - The abandoned property next to the clubhouse sold in a tax sale in May 2011
 - Dues for multiple years, late fees, and legal fees are still owed via a lien on the property
 - The Board continues to attempt to collect on the property lien
 - The Board has notified the new owner that they are violating the covenants architectural standards and has requested the property be brought up to standards ASAP

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2011 Board and Committees

- 2011 Board of Directors (BoD)
 - Austin Omlie , President
 - Lisa Galentine, Vice President, Treasurer, Communications
 - Donna Brown, Secretary
- 2011 Committees
 - Architectural: Austin Omlie, Rick Brown, Stan McMurtrie
 - Covenants & Compliance: Lisa Galentine, Mike Johannes
 - Maintenance: Mark Thompson

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Board Nominations for 2012

- Board positions for 2012: President, Vice President, Secretary, Treasurer, and Communications
- Returning Board Member
 - Lisa Galentine
- New Nominations (For Board and non-voting positions)
 - Mark Thompson
 - Courtney Farley
 - Dave Peebles
 - Bill Stewart
 - Rosie Gregg
 - Pat Haas
- Nominations from the Floor
 - Open

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Fiscal Operating Program

- Expenditures for CY 2011 were outlined in the Newsletter
- Proposed CY 2012 Operating Program will be completed at Budget meeting immediately following Organizational Meeting

Open Discussion and Adjournment

- Open Discussion
- Call to Adjourn
- Adjournment

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