

## **MountainBrook of Madison Minutes - Board of Directors Meeting 5 December 2011**

The December meeting of the Board of Directors convened at 530pm, 5 December 2011.

Attendees:

Jonathan Pierce, President  
Mark Thompson, Vice President  
Dave Peebles, Secretary  
Bob Seaman, CPA

The Board amended and approved the minutes of the 14 November 2011 meeting.

Business:

Jonathan briefed the Board about the Madison School redistricting issue. The School Board will meet on 12 December for further public comment and a decision should be made at that meeting. Jonathan will appoint a group of MB residents to monitor the situation and will consider writing a letter to the School Board on behalf of the MB community urging the School Board to keep MB and Edgewater in their current school district. Jonathan will attend the 12 December meeting.

We discussed the "Breland Road" (which will be named Dunlop Boulevard). Dave presented the drawings from Martin Surveying that show the current plan. Dave will post the relevant part of the drawings on the clubhouse door for interested residents to view.

We discussed the Zierdt Road project briefly and put any action on hold pending the planned meeting with the firm designing the project. Nason is coordinating that meeting. Jonathan has written thank you letters to Madison City and Mike Gillespie for their efforts in getting the current repaving funded and completed.

Bob Seaman reviewed our financial data. Bills for 2012 are going out this week and next. Bob will bill the owner of the two vacant lots on the inside of the MB Boulevard loop. We agreed that Bob will transfer \$2500 from the general fund into the capital reserve fund. Our goal is to increase the capital reserve fund to a minimum of \$15000 and a maximum of \$25000---over the next several years.

We agreed that the bank card was not of any use and Jonathan will cancel/dispose of the card.

Bob has been successful in getting our current bank to waive its fees. He will ask them to

continue the practice for 2012. If they cannot do that, we will consider moving the account to Redstone FCU.

Checks will be signed by Bob, Jonathan, or Nason. Bob will gather the appropriate information at the January meeting.

With regard to the Liska house, Jonathan will initiate action to cite the owners for maintaining an eyesore/property not acceptable to the community. If the owners do not respond we will fine them and then take action to seize the property if they do not meet their obligations. We may want to run this by the attorney as there may already be lien action underway, which will shorten the process.

We discussed the issue of cutting trees. Dave will gather the appropriate covenant and standards rules and present them at the January meeting. At that time, we will discuss enforcement policies and issues.

We also tabled the issue of what to do about the wooden fencing until the January meeting.

We also tabled the issue of our Communications function and how it will operate until January.

It was agreed that we would not attempt to hire a vendor to enforce the covenants. We will discuss enforcement further at the January meeting.

We will attempt to hold our monthly meetings on the first Monday of the month whenever possible. For January, we will hold the next meeting on 9 January at 530pm.

The meeting was adjourned at 8pm.

Dave Peebles  
Secretary