

**MountainBrook of Madison**  
**Minutes - Board of Directors Meeting**

The September meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 3 September 2012.

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice-President
Nason Snow	Treasurer
Dave Peebles	Secretary
Cindy Vanburg	Legal Liaison Committee

The Board reviewed and approved the minutes of the 6 August meeting.

There was no financial review at this meeting.

**OLD BUSINESS:**

**145 Canterbury.** Dave reported that he had researched the mortgage and found that Redstone FCU holds the mortgage. He contacted the Redstone mortgage department and advised them of the possibility the home has been abandoned. The Redstone representative was not aware and appreciated the heads up. The shingles above the garage still need repair.

**Fence at 104 Carlisle.** There has been no action. The Board directed Dave to start the enforcement letter series.

**Property owner complaint about trash pickup and his objections to information on the Association website.** The property owner had been invited to the meeting to work with the Board on a solution, but he did not come to the meeting. Mark will work with Damon to remove the objectionable material on the website.

**Review of Covenant violation enforcement.** The Board reviewed the nine cases for 2012. We closed 12-4, reviewed the other cases. 12-9(100/102 Canterbury Circle) has had a lot of work, but needs more. Based on the good effort so far, the Board agreed to put a temporary hold on further action for two weeks. The Board directed Dave to start a new case on the fencing for 120 Montrose. The fence has some missing pieces and needs to

be stained.

The Board directed Dave to send a nice letter to the owner of the lot at 104 Sharpsburg advising him that once winter sets in and leaves have fallen, he needs to remove the large number of 3-4 foot stumps on the lot. Dave will draft a letter for Jonathan to approve.

The Board directed Dave to send two letters to the owner of 97 Fernbrook. One to thank the owner for progress on her lawn, but advising her that parking on the street is still a problem. A second case needs to be opened for garbage cans stored in front of the garage on an almost permanent basis.

The Board directed Dave to start a new enforcement case on the overgrown shrubs at the Liska house.

Cindy briefed on the Resolution of the Mahbubani property question. The Board agreed with asking our attorney to write a letter to the Mahbubanis confirming that their property is indeed not in Mountain Brook and asking the Mahbubanis to inform any potential buyers of this fact. Once the letter is sent, Cindy will get a copy for inclusion in our minutes.

The Board agreed to invite our new City Councilman, DJ Klein, to our next meeting. Dave will contact.

A motion was presented to clarify our covenant enforcement process(attached). Dave, Jonathan, and Mark voted yes, Nason voted no. Motion passed.

A motion was presented to add new section 8a to our standards (attached) clarifying our policy on placement and return to storage of garbage containers. Dave, Jonathan and Mark voted yes, Nason voted no. Motion passed.

A motion was presented to amend our standards to clarify and officially codify our fines policy(attached). There was no objection. Motion passed.

We have an electrical problem with the tennis court lights. The Board authorized Mark to contact an electrician to make repairs.

We have water leaks in the sprinkler systems at the clubhouse and at the North side of the South entrance. Mark shut both down until spring.

Pool Closing. The Board decided to wait a couple of weeks before making a decision on when to close the pool.

Next meeting will be on 1 October at 6pm.

Annual meeting will be on 23 October at the clubhouse at 6pm. With Jonathan stepping down, we will need to have an election. Cindy is going to contact Buffalo Rock to see if we can get some free signs.

Meeting adjourned at 745pm.

Dave Peebles  
Secretary

3 Attachments

1.

**Covenant violation enforcement.**

**After a homeowner has received the first in the series of violation letters(the “friendly letter”) and has fixed the violation, the next time the same violation occurs at the same residence with the same homeowner , the homeowner will get the next letter in the series--not the first letter again. If the violation is fixed after that second letter and it occurs again, the homeowner will get the next letter in the series, not that letter again. At the end of the series, the homeowner will always get the last letter in the series, giving ten days to fix the problem before the fine and daily fine begins.**

2.

**ADD TO SECTION 8(BASKETBALL EQUIPMENT, CLOTHESLINES, GARBAGE CANS, ETC.)**

**NEW SECTION 8A**

**GARBAGE CANS SHOULD BE PLACED AT THE CURB THE DAY BEFORE OR THE DAY OF PICKUP AND RETURNED TO A CONCEALED AREA THE EVENING OF PICKUP. GARBAGE CANS SHOULD NOT BE LEFT AT THE**

**STREET OR IN THE DRIVEWAY ON A CONTINUING BASIS.**

**3. FINES**

**THE BOARD CONFIRMS PREVIOUS BOARD OF DIRECTORS  
DECISION TO ESTABLISH THE FOLLOWING STANDARD FINES  
TO BE IMPOSED FOR COMMON COVENANTS VIOLATIONS:**

**USE RESTRICTION VIOLATION: \$50 FINE PER VIOLATION  
PLUS \$5/DAY**

**ARCHITECTURAL STANDARDS VIOLATION: \$100 FINE PER  
VIOLATION PLUS \$5/DAY**