

**MountainBrook of Madison
Minutes - Board of Directors Meeting
8 January 2012**

The January meeting was held at the Association Clubhouse at 530pm on 8 January 2012.

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice President
Dave Peebles	Secretary
Nason Snow	Treasurer
Pat Haas	Communications
Cindy Vanburg	Legal Liaison
Bob Seaman	CPA

Old Business:

The Board reviewed and approved the minutes of the 5 December Board meeting.

Bob presented an update on finances and a year-end summary for 2011. Association dues collection is proceeding normally and no problems are expected. Bob also provided a base-line budget summary that shows only basic needs without any capital improvements included. This should help with future budget considerations.

Bob collected necessary data for arranging check signing for Bob, Jon and Nason.

Dave presented a summary of information on the Muhbubani property. We now know that there are three legal lots in the property and that the Director of Planning for Madison confirmed that they are all subject to our covenants, which means they are subject to annual dues. After discussion, it was decided that Jon will contact the Muhbubanis and invite them to our

February meeting, at which time we will decide on what action to take. Bob also confirmed that contrary to what we thought, Louis Breland did pay association dues when he lived at 115 Mountain Brook Boulevard.

We reviewed the tree removal policy and the appropriate covenants and standards. Normally, when the Board approves a live, healthy tree removal, it must be replaced with two trees of 2" diameter. There is a provision for removal of dead or sick trees without Board approval.

We discussed issue of wood fencing and after learning that the Board, as a corporation, owns the land and the fencing 15' in from the curb and is responsible for its maintenance---we decided to table the issue.

We reviewed the Zierdt Road project and concluded that the design has not gone far enough to justify asking for a meeting with the design firm. Nason will maintain contact with the firm and recommend a meeting at the appropriate time.

We reviewed the Liska house (87 Clearbrook) problem and read a letter to the owners (June 2011) from our attorney. We asked Cindy to contact the attorney and ask them to proceed with the next appropriate legal action.

We agreed that we would all review the covenants and standards and be ready for a thorough review at the next meeting.

NEW BUSINESS:

We discussed the possibility of lowering annual dues once the Capital Reserve Fund is replenished and with regard to possible unusual expenses due to the Zierdt Road expansion. We decided to hold on any decision until Fall.

We discussed the role of the communications position and agreed that Pat will handle the resident address spread sheet and keep Bob updated on any changes in ownership. Pat also agreed to work on adding as many residents as possible to the email list.

The meeting adjourned at 8pm. Next meeting February 6.

Dave Peebles
Secretary