

**MountainBrook of Madison
Minutes - Board of Directors Meeting
7 February 2012**

The February meeting was held at the Association Clubhouse at 530pm on 7 February 2012.

Attendees:

Jonathon Pierce	President
Mark Thompson	Vice-President
Dave Peebles	Secretary
Nason Snow	Treasurer
Pat Haas	Communications
Cindy Vanburg	Legal Liaison Committee
Mike Johannes	Covenants Committee

The Board reviewed and approved the minutes of the 8 January 2012 meeting.

We reviewed the Muhbubani property Association dues issue. Jonathan has talked with Mr. Muhbubani about the issue. Mr. Muhbubani claims to have an exemption from the obligation-in writing. Jonathon and Mr. Muhbubani agreed to exchange documents on the issue so both parties can review those documents. Action by the Board was tabled until we have the opportunity to review those documents. Dave will copy all relevant documents and give them to Jonathon. Nason will get another copy of the June 2008 Plat Map and give it to Jonathon.

The Board reviewed our policy and the FCC on positioning of satellite antennas. Those guidelines will be attached to these minutes for future reference. Basically, we cannot hinder the installation of antennas of less than one meter in diameter, but we can request that the antenna(s) be placed in the least visible possible to receive an acceptable signal. If a homeowner wants to or does place an antenna in a front yard-very visible position, we will ask for a technical justification from the installing company and a company of our choosing.

The Board reviewed the Liska house issue. Jonathan and Cindy attended the Madison City nuisance meeting and learned that the City has what is

called

An “Abatement and Demolition” program. After discussion with the City Attorney, it was understood that the City will move forward with that program. Eventually the house will either be renovated by the owner or the City will demolish it and leave a vacant lot. Cindy will monitor progress and report to the Board.

The Board discussed inviting Congressman Brooks to a “Meet and Greet” at the clubhouse. It was decided that the Board will not get involved, but any resident could rent the clubhouse as a resident and not as a Board member and have the meeting as privately sponsored,

The Board discussed our tree policy with reference to the tree that fell on Mrs. Seay’s house. Mrs. Seay asked that we clarify the rules for all residents so that diseased or dead trees are removed in a timely manner. Jonathon will write an article in the March newsletter explaining the tree policy and resident obligations. Dave will give Jonathon all relevant references from the covenants and standards.

With reference to a nearby house with extensive shrub growth, Jonathon will take pictures of the shrubs and schedule a discussion with the homeowner.

A resident had asked about burglaries in Mountain Brook and Edgewater. Jonathon talked with the Madison Police Department and found that incidents have actually decreased over the past year. Jonathon was advised that not only do we have an Association ban on soliciting, but the City has an ordinance prohibiting soliciting. Jonathon will include this information in an article in the March newsletter.

Bob reviewed our financial information. Dues collections are proceeding well. Nineteen homeowners have not yet paid. We agreed that the past policy of turning collection of delinquent bills will be handed over to our attorney as soon as the bills become delinquent(1 March). Bob was able to get our bank to waive its fees for the next year -- our account will be non-interest bearing.

The Board discussed the timing of our next annual meeting. Dave will research the covenants and provide the requirements to the Board. Jerry Jennings has asked for the opportunity to brief the Board and interested

homeowners on the Zierdt Road widening project. If Jerry can make it, we decided on having him brief on 6 March at 530pm. This will be a special and separate meeting from our formal Board meeting on 5 March at 530pm.

The Board tabled discussion of Covenants and Standards review.

Next meeting: 5 March 2012 at 530pm.

Dave Peebles
Secretary