

MountainBrook of Madison
Minutes - Board of Directors Meeting

The October meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 1 October 2012

Attendees:

Jonathan Pierce	President
Pat Haas	Communications
Nason Snow	Treasurer
Dave Peebles	Secretary
Cindy Vanburg	Legal Liaison Committee
Lisa Marion	
Bob Marion	
Michael Johannes	
Loren Damon	
Rosie Greg	
Bob Seamon	CPA

DJ Klein District 5 City Councilman (elected)

The Board reviewed and approved the minutes of the 3 September meeting.

Meeting started with the introduction of our newly elected District 5 City Councilman, DJ Klein. We held a general discussion of concerns specific to Mountain Brook homeowners. Later, the Board directed Dave to extend an invitation to Mr. Klein to attend our annual meeting on 23 October.

Financial Review. All is well and there are no serious concerns. Bills for 2013 will go out o/a 15 December 2012. We will determine how much money to transfer to our Capital Reserve Fund in February or March, as we see how payments are proceeding and we have passed our year end.

145 Canterbury. We decided to take no further action on the missing roof shingles.

Review of Covenant Violation Cases. Dave reviewed our cases. Eleven have been closed. Two were on hold, one of which was closed and one was only partially completed. Dave will restart Case 12-9(100/102 Canterbury Circle) and ask the owner to complete the shrub trimming and flower pot

removal. Two are active and letters are continuing, which will lead to fines in about two weeks if there is no progress. The Board directed Dave to contact the City Code Enforcement Office with regard to the overgrown condition at 104 Sharpsburg.

Amendment to Architectural Standards. The Architectural Standards section on Fences was amended to read as follows:

FENCES: No fence or fencing type barrier shall be placed, erected or allowed without approved of the Board. Cedar, redwood, cypress and pressure treated pine are acceptable fence materials. All wire fences, including chain link, are prohibited. All fences shall be constructed in the shadow-box style fence seen along Mountain Brook Boulevard and stained in the same manner with Glidden formula # 2710 0500. Arched top fences and standard dog-eared fences are also permitted except facing Mountain Brook Boulevard and facing Zierdt Road where shadow- box style is required. Unfinished wood fences are not permitted Unless specifically approved by the Board, fence heights are limited to a maximum of six (6) feet relative to the natural contour of the terrain. All fences not meeting this requirement as of 1 October 2012 are grandfathered, but any replacement must meet the requirements of this section.

Pool Closing Date. The Board set the pool closing date for 23 October.

Drainage Problem - Overton/Remington. We had a lengthy discussion about the drainage problem from Overton down to Remington. We finally decided to meet at 106 Remington at 530pm on 10 October to view the situation and then make a decision about what action, if any, to take as a Board.

Three Dying Trees on Mountain Brook Boulevard. We have some maples and a birch dying on the Boulevard. Nason will contact the County Extension Agent for advice. Depending on that discussion, we will use Joe Webster to take appropriate action.

Mountain Brook Boulevard Fencing. We discussed the aging fencing on the Boulevard. We decided to ask for a committee of homeowners to be formed at the annual meeting for the purpose of giving recommendations to the Board.

Annual Meeting will be at 6pm on 23 October at the Clubhouse. Signs are at the entrances.

Next Board meeting will be on 5 November at 6pm at the Clubhouse.

Meeting adjourned at 830pm.

Dave Peebles
Secretary