

**Mountain Brook of Madison
HOA Board of Directors Meeting
7 July 2014**

The July meeting of the Board of Directors was held in the Association Clubhouse at 6 PM, 7 July 2014.

Attendees:

Susan Pierce	President
Pat Haas	Vice-President
Donna Brown	Communications
Tim Converse	Treasurer
Christine Call	Secretary
Josh Call	
Loren Damon	
Pat Haas	
Lt Kamus	

Administrative:

- The board approved the minutes from June's meeting.
- Minutes distributed to homeowners will not include individual names of homeowners for covenant violations

Review of outstanding covenant violations: Person at corner of Montrose and Remington trimmed trees/shrubs as requested. No new violations identified.

Neighborhood Watch Program Discussion: Lt. Kamus from the Madison Police Department came to discuss the Neighborhood Watch Program (NWP) as a request from Susan Pierce following the vandalism at the community pool. If Mountain Brook joins the NWP, the Madison Police Department will provide neighborhood watch signs.

- In most cases of vandalism the police department believes neighborhood kids are responsible. And in the case of a HOA pool, the kids are not legally trespassing, even when they jump the fence. The police cannot enforce open container (alcohol), hour restrictions, or other community covenants or rules on HOA property.
- The police department tries to send a car to patrol once a night for NWP participants depending on call volume. The NWP participants normally start patrolling regularly, but often patrols taper off over time.
- Communication in the NWP is very important, with residents being observant to anything abnormal and notifying the police. NWP participants should not take action on their own. Many neighborhoods are using nextdoor.com, which allows posting and bulletin board to enable communication between neighbors.
- If the HOA joined NWP, we would need to identify HOA leads for the program to remain in contact with the Madison Police Department and to access the NWP website, which

contains weather alert, arrests, warnings on car burglaries, etc. The HOA NWP leads would then need to determine how to best communicate internally with residents.

- The Madison Police Department does have a vacation check program on their website for citizens. The police will try to visit the property, walk the grounds, and check for apparent signs of intrusion.
- The burglaries and breaking & entering in our area tend to move from neighborhood to neighborhood as they are targeted, with a pattern up and down Zierdt Road. In most cases, the victims left valuables visible in their vehicles, left car or home doors unlocked, garage doors open, or obvious signs the homeowners were away (long grass, newspapers or mail piling up, garbage can / recycling bin out for days, etc).
- Burglaries generally happen 9 am to 3 pm, breaking and entering midnight to 5 am.

Review of new business:

- The area under the play set was measured. Rubber mulch will be extremely expensive and will not float. It was decided to leave the area under the play set as is.
- Pat will contact Chuck Farmer to make sure his landscaping crew locks the gate when they leave.
- 100% Concurrence on getting signs stating "Use Common Areas at your own risk", "Property Under Surveillance", "No Skateboards, Skates, Bikes, or any Wheels"
- The lock on the closet in the bathroom is broken and needs to be fixed.
- Some seats on the on the tables by the pool are missing bolts.
- The deadbolt on the bathroom uses the same key as the clubhouse.
- Fence dispute between Neighbors on Indian Creek.

Meeting adjourned at 7:50 PM. Next meeting will be on 4 Aug at 6 PM.