

Mountain Brook Community Association
Board of Directors Meeting
February 1, 2005

Members Present:

Andy Chabelal
Mary Dougherty
Marshall McBride
Jonathan Pierce

Bob Seaman

Absent:

Mark Thompson

Meeting called to order by the Director.

January 5, 2005 minutes reviewed and approved.

Covenants:

Much of the meeting centered on community covenants and the board's responsibility for enforcing them consistently.

Discussion ensued on how to proceed with covenant application to the residence at 103 Canterbury Drive. Mary will draft a letter asking the residents to comply with the covenants, an invitation to discuss the issue at the March board meeting may be offered, and the risk of an assessment may also be noted.

Discussion also focused on gravel and debris being dumped in a drainage ditch at 101 Clearbrook by a construction crew. Residents to be advised the gravel and debris pose a water runoff problem and must be removed.

We had a discussion about tree removal at 104 Clearbrook without board approval. Mary has already talked with them and they are now aware of the requirement. They are also asking about the color and construction of a fence they are planning. The board is awaiting their proposal.

Maintenance:

The board noted that the top boards on some community fences are warping and work will need to be done.

Marshall led discussion on landscaping and presented estimate on Oak Point bushes. The board is undecided about planting these bushes ourselves during a work project.

Flowers at the entrances are okay but it would be nice to have more color.

We are awaiting an estimate on tree trimming. Andy asked Marshall to obtain a separate quote for the business located near the

north entrance. We will offer the business an opportunity to participate in our tree trimming contract based on the separate quote. If not, we'll assume a fall back position.

Marshall also presented the proposed maintenance contract. Bob will keep the original contract and Mary will maintain a copy.

New Business for next board meeting:

Increasing traffic on Zierdt Road is making it difficult and increasingly dangerous to exit the subdivision. Jon was encouraged to draft a letter for the next board meeting asking the city and county to set aside the normal method of assigning traffic lights. We will discuss getting residents to contact Jerry Jennings of the Madison City Council to argue for a light.

The imminent construction of several hundred new homes within the Huntsville City limits to the south off of Zierdt Road will not only increase the flow of traffic but the Madison County planning commission has set Zierdt Road to be widened in three stages to five lanes. The plan may place some properties within the subdivision at risk and the board needs to decide how to approach the issue.

Financials:

Bob presented update on dues collection and reviewed maintenance budgets and costs.

The meeting was adjourned.

Jonathan Pierce
Secretary

Mary Dougherty
President