

Mountain Brook of Madison Community Association  
General Membership & Election Meeting  
November 8, 2007

Present: Austin Omlie, President  
Stan McMurtrie, Vice President  
Mary Dougherty, Secretary

Absent: Tom Keeney, Trustee

Bob Seaman, Certified Public Accountant for Association

- 1) The Call to Order was at 7:05 pm
- 2) Austin Omlie introduced the Board and the meeting began.
- 3) Maintenance & Repairs
  - a) Discussion began regarding the critical need for the clubhouse pillars and alcove to be replaced and/or repaired. The current bid is approximately \$14,000.00. The board notified the attendees that other bids are being sought. All were in agreement that this project needs to be completed by the pool opening in the spring of 2008.
  - b) The repair and/or refurbishment of common area fencing was brought to the table for discussion. To date, no recorded maintenance has ever been done. Many attending homeowners do not want the association to take sole responsibility for the fencing. Several suggestions were made, including:
    - i) Allow bushes to grow up and thus eliminate the fencing.
    - ii) Contact the homeowners that have boulevard fencing. Ask them to repair and stain the fencing.
    - iii) Possible cost-sharing of repair between homeowners and association.
    - iv) Having a neighborhood work day and repair and stain the fencing.
  - c) Irrigation lines at the North Entrance need to be installed. Historically, the flower beds have been watered using the water meter belonging to the rental building. However, the water has been cut off and an irrigation line will need to be installed prior to the 2008 spring planting.
  - d) Currently, a light at one of the Canterbury entrances is powered using the homeowners' electric meter. The homeowners agreed to allow this arrangement to continue.
  - e) Lastly, the carpet inside the clubhouse has many stains. One option is to have it cleaned on a regular basis, but some stains will always remain. Another option is to have flooring such as tile or laminate installed that will eliminate routine maintenance. The idea of seeking volunteers to help install new flooring was suggested in order to keep costs low for the association.
- 4) Covenant Compliance & Violations
  - a) Discussion regarding the problems the association has had with transfer of property began. There have been a few instances where the homeowner is in arrears with their dues, sold their home and dues have not been collected. The board is currently working

- with an attorney to try and remedy this problem. The collection of past dues was discussed and all attendees were in favor of the Board aggressively seeking legal action against those who have not paid 2007 (and previous years) dues. Those who are in arrears will have until Dec. 1, 2007 to pay. All unpaid homeowners will have a lien placed on their home and a probate judge will take possession of property. All expenses incurred will go to the homeowner, not the association.
- b) Roof replacement was brought up for discussion. Several homes within the association have had their roofs replaced due to hail damage, but there are a few homes that did not replace the shingles with the required 30 year architectural shingles. Some attendees questioned the requirement for 30 year architectural shingles – is it a legal covenant requirement or a suggestion in the architectural standards? The board agreed to look into the matter a little more.
- 5) Illegal Dumping on Vacant Lots
- a) There are several vacant lots within the community that have had problems with illegal dumping of lawn refuse and household garbage onto them. It was asked of the attendees to keep a neighborhood watch on four particular areas:
    - i) Sharpsburg Drive
    - ii) Indian Crest
    - iii) Remington Road
    - iv) Mountain Brook Boulevard
- 6) City of Madison Projects & Developments – Councilman Jerry Jennings
- a) Traffic signal at North Entrance & Zierdt Road
    - i) Perhaps installed & functional in 3 months
    - ii) Should be operational 100% of the time
    - iii) Will be set to accommodate traffic flow during peak times
  - b) Widening of Zierdt Road
    - i) The Army has given a verbal commitment to both Huntsville and Madison that it will give 60 feet of land on the arsenal side to accommodate the widening project.
    - ii) Construction is approximately 4 years out.
    - iii) An environmental impact study is being conducted regarding endangered cave shrimp that live past the Edgewater Subdivision.
    - iv) Right now, the design shows Zierdt Road to be 4-laned (2 lanes each way) with a center median. A bicycle and pedestrian path will be on the west side. The concrete power lines will not be moved and will therefore be in the center median.
    - v) A design review meeting is scheduled for November 29, 2007 from 5-7 pm at the Williams School off Zierdt Road. It was suggested that all residents attend this meeting and have their voices and concerns heard by the Alabama Department of Transportation and the developer on the project.
  - c) Proposed Mall
    - i) Whole process is going much slower than anticipated. Construction is at least 2 years away.
    - ii) Before tenants will sign a lease, an interchange must be in place or under construction and the widening of Zierdt Road has to be complete.
      - (1) Governor Riley has signed the ok for state funds to go to an interchange.

- (2) An impact study regarding the interchange has been completed and sent to the Alabama Department of Transportation in Montgomery for review.
  - iii) Residents should actively stay involved in order for their concerns to be addressed.
    - (1) Adequate buffering between mall and community.
    - (2) What type of building structures will the mall have?
    - (3) Environmental concerns – drainage, runoff, etc?
  - d) VA Clinic
    - i) Southeast corner of Zierdt Road and I-565 interchange.
    - ii) Funds are currently not available, so the project has been delayed.
- 7) Resident Concerns/Suggestions
  - a) Better communication throughout the community via website
  - b) Quicker and better notification of changes
- 8) Fiscal Operating Budget - \$100 dues increase
  - a) Increased rates on utilities and contractor services (pool & landscaping)
  - b) Several repairs and refurbishment projects
  - c) Need to build the capital reserve fund
  - d) Motion to approve the budget was made by Donna Brown and seconded by Pat Haas. All in favor with the exception of one nay.
- 9) Board & Committee Nominations
  - a) Treasurer – none
  - b) Member at large – Donna Brown – unanimous
  - c) Welcoming committee – none
  - d) Maintenance committee – Pat Haas & Mark Thompson
  - e) Architectural committee – Nason Snow
- 10) Meeting adjourned at 10:10 pm