

**Mountain Brook of Madison Community Association
Board of Directors Meeting
July 10, 2007**

Present: Austin Omlie
Stan McMurtrie
Tom Keeney
Bob Seaman

Some of the things discussed were the following:

- Covenant provisions/limitations on current configurations of satellite television dishes.**
- Lightning strike to a large pine tree and permission to remove (residence is up on Montrose)**
- No response from Ms. Janice Wallen regarding the clean-up of the vacant lot on Sharpsburg (suspense was 7 June). If the BoD directs clean-up. What is the cap on cost to be incurred? Provisions to recoup the expense? Ongoing expense? Policing of the lot to preclude it being a dumping site by the neighbors?**
- Status of actions with Ms. Isabel. Bob Seaman was going to contact her in order to have a meeting. Austin wanted to be present in order to make her acquaintance and review items.**
- Status of documentation review by the Attorney Heard and Associates. Austin had talked with Heard's assistant, Angela Ary, and is to meet with her this week to discuss.**
- Mr. XXX's issue with his neighbor (Mr. YYY) making his interior fence a solid planking which now apparently impedes the natural drainage of rain water from Mr. XXX's rear yard. Austin has visited Mr. XXX on two occasions and inquired whether he has discussed this (and a previous matter regarding a walkway between the two homes) with Mr. YYY. He has indicated that he is unable to communicate with Mr. YYY (or at least is unwilling to do so) and wanted the BoD to address the issue. Austin reviewed the covenants and the BoD members were of the opinion that Mr. YYY could make the interior of the fence "non-shadow box" and that the water drainage did not fall under any specific provision of the covenants (e.g. creating a nuisance). It was pointed out that there may be a provision through the City of Madison codes that may address the concern. Austin will discuss this situation with Mr. XXX again.**

- Status of Mountain Brook HoA records and the need to finally establish a permanent archive. BoD members discussed the procurement of a fire proof safe for installation at the clubhouse (over in the kitchen area). Initial market survey identified a 7.5 cubic foot, electronic combination safe at COSTCO for \$379.99. Austin is going to search a few more sources. Consensus recommendation was to purchase the safe ASAP. Austin will notify BoD of final selection and purchase intent.

- Consensus recommendation to purchase the secure (lockable) mailbox for curbside installation at the clubhouse. Presented results of initial internet search. (One that was locally available allowed an individual's hand to penetrate the slot and remove mail). Recommendation was made to investigate a lockable mailbox that was an adequate size to accept larger envelopes/small parcels. Austin will commence a search.

- Consensus recommendation to identify a relatively inexpensive laptop (e.g. 1GB SDRAM, 120GB HD, 15.4 inch display) and a external drive HD (USB) memory (for backup) to support archive functions (real time recording of BoD meeting minutes) and planning purposes (compilation of expenses and the formulation of the operating program projections). These items would be stored in the safe. It was identified that with the 25% increase in HoA dues that there will be an impending requirement to readily document and access the fiscal operating program in responses to any number of inquiries by the homeowners. Austin will start checking with COMPUSA, Office Depot, COSTCO, Sam's Club, and professionally-affiliated discount sources for candidate hardware.

- Mr. Eric St. John, pool and clubhouse custodian provided the BoD members a brief tour of the facilities and pointed out several deficiencies that he has identified: (1) hand towel dispenser housings in both bathrooms; (2) burned out eave floodlight(s); (3) pool lights inoperative (suspect that the timer device has failed and requires replacement with a more durable timer (e.g. type that is installed for the tennis court light circuit); (4) cracking in the brick edge coping around the pool. Measures for corrective actions are underway or have been already performed by Mr. St. John. Additionally, he has received several inquiries from pool patrons regarding the absence of the small tables that accompanied the chaise lounge(s). Apparently, the former glass-top tables were broken (e.g. blown over in wind storms) and have not been replaced. He is searching for six (6) substitute white plastic tables (no glass material) which would complement the white patio furniture at an economical cost (especially since end-of-season sales may be available).

- Mr. Aaron McMurtrie has returned from his out-of-state travel and will be completing the repair/restoration of the last wood patio table

ASAP.

- Requirement to update the Mountain Brook of Madison web page (e.g. personnel, contact information, inclusion of telephone numbers(?), hot links for such things as requests for clubhouse reservation in order to time/date tag a request).

Meeting adjourned.