

Mountain Brook of Madison Community Association
Board of Directors Meeting
June 14, 2007

Present: Austin Omlie
Stan McMurtrie
Mary Dougherty
Tom Keeney
Bob Seaman

New Business

Financial business -

- ? Fiscal Operating Program (expenditures a/o 30 April or last bank statement and pending obligations);
- ? Currently, there are still 7 outstanding delinquent accounts.
- ? Bob is still trying to locate Ms. Isabel, the attorney, for a status on legal actions.

Old Business –

- ? Status of estimates on clubhouse alcove and pillars repair. Recommendation to defer action until after Labor Day to preclude interference with pool patrons during the swimming season.

New Business –

- ? Material/discussions (Austin spoke with Ms. Angela Ary on 5 June) with Heard and Associates review of by-laws and covenants; enforcement recommendations.
- ? Status of covenant violations; follow-up actions (specifically, foreclosure on Sharpsburg requirements). We have received signed certified mail receipts from the mortgage company and their attorney on the property. Suspense is 7 June for clean-up, after which, the BoD may direct the clean-up.
- ? Payment for last minute clean-up of landscaped beds, pool apron, and patio furniture (Payable to Mr. Aaron McMurtrie for approximately 3 hours of labor and cleaning solution materials).
- ? Status of clubhouse pool black algae remediation. Recommendations for ensuring community awareness of costs/efforts and prevention measures.
- ? Proposal for installation of HoA mailbox at the Clubhouse. Preliminary parts/materials may be examined at the Home Depot website: <http://www.homedepot.com>. Search for item(s): Mailsafe Large Size Black Lockable Post Mount Mailbox, SKU #201695 @ \$79.00 and Olde Town Black Cast Aluminum Post (SKU and cost TBD).
- ? Requirement to replace seating surfaces (minimum of two tables), replace corroded hardware, sand and restrain patio tables. All BoD members have concurred with this requirement. As previously noted, although not of extensive scope, this is a safety hazard and a decision must be made to be corrected ASAP.
- ? Repair/refurbishment of fencing throughout community property easement areas.

- ? Archiving of HoA records: proposed procurement of:
 - o fireproof safe at Clubhouse
 - o portable hard drive (e.g. 120 GB Passport USB or similar)
 - o USB Memory Sticks (1 to 2 GB), 2 each

- ? IT topics and potential revisions to the HoA web page:
 - o Hotlink for owners to submit covenant violation reports or comments.
 - o Spam filter on BoD email addresses.
 - o Solicitation of email addresses for notification of "high interest, high priority" web page postings and newsletter distribution.

- ? Mountain Brook of Madison HoA BoD member resignations; present membership; approach to promoting participation and retention was discussed. The suggestion of waving dues for active board members was discussed.

Meeting adjourned.