

Mountain Brook of Madison Community Association

Board of Directors Meeting

June 10, 2008

Present: Austin  
Mary  
Tom  
Donna

Meeting began at 6:34pm

Old business

1. Tom marked fencing along boulevard. Survey identified damaged fence pieces.
2. Angela Ary (MBHOA Attorney)
  - ? Decision on Godwin on Carlisle Circle? Allow monthly payments?
    - o Action – board will allow monthly payments. Amount to be decided with homeowner.
3. Dave Peebles (Mtn. Brook Homeowner) letter/correspondence
  - o Should letter be included in newsletter or posted to website?
  - o Action – letter will be included in June minutes as an “unofficial misc. attachment.”
4. Travis Wren – repairman for alcove. Austin will make contact ASAP.

New Business

1. Jerry Jennings – gave Austin new information regarding Zierdt widening & Debartolo Development. It will be included in newsletter.
2. South side of North Entrance – we need to have City of Madison install a new meter or plants will die. Motion made by Austin, all concur. Austin will contact waterboard and have a new meter installed.

3. Suspected water leak on potable water line into clubhouse. Leak needs to be found and repaired. Stan will determine where leak is located and contact an irrigation specialist for repair. Action – Tom will chart historical utility bills for a 6 to 12 month analysis.
4. Clubhouse after hours repair bill for the air conditioning unit was \$395.00. Eight pounds of refrigerant was added. System is approximately 15 years old. Austin will seek bids on replacing unit. Expense will most likely come from capital reserve fund.
5. Patio furniture – need 3 umbrellas, 6 chaise lounge chairs, 6 tables. Board will look around town for prices.
6. Pool signage – new signs need to be installed around pool deck and door. Motion made by Donna, second by Mary. Motion approved.
7. Homeowner on Canterbury – has Bradford Pear she wants drastically reduced in size. Austin will look at yard and determine whether or not she will need to replace with two trees.
8. Clubhouse capital improvement – will include floor, furniture, window treatments and accessories. Motion made to begin repairs by Donnas, Mary second.

Meeting adjourned at 8:15