

Mountain Brook of Madison Community Association
General Membership & Election Meeting
December 15, 2008

Present: Stan McMurtrie, Vice President
Mary Dougherty, Secretary
Tom Keeney, Trustee
Donna Brown, Trustee
Bob Seaman, Certified Public Accountant for Association

Absent: Austin Omlie, President

- 1) The Call to Order was at 6:45 pm
- 2) Stan McMurtrie introduced the Board and the meeting began.
- 3) Maintenance & Repairs
 - a) Discussion began regarding the completed projects within the community
 - i) Clubhouse
 - (1) Replaced rotting pillars and refurbished alcove ceiling.
 - (2) Fixed water leak/wall in pump house, painted exterior
 - (3) Replaced worn/soiled rug with hardwood flooring
 - (4) Reconfigured bathrooms and installed tiling flooring
 - (5) Purchased lounge chairs and umbrellas for pool area
 - (6) Replaced air conditioning/heating system
 - ii) Common Area Fencing
 - (1) Fence section at North Entrance on Mountain Brook Blvd.
 - (2) Fence on Mountain Brook Blvd. East section
 - b) Discussion regarding the planned projects for 2009
 - i) Clubhouse
 - (1) Repaint interior
 - (2) Replace furniture and window coverings
 - (3) Review/Analyze/Repair cracks in pool
 - ii) Repair/Refurbishment of Common Area Fencing
 - (1) Complete repair/refurbishment of all common area fencing
 - (2) Review “old style” fencing replacement with adjoining homeowners
 - iii) Installation of Irrigation Lines at North Entrance
- 4) Covenant Compliance & Violations
 - a) Successful 2008 dues collection with delinquencies down
 - b) Delinquent Dues
 - i) The Board of Directors actively pursued delinquent dues collection from homeowners with some success

- ii) Legal action initiated which included recording of liens and potential garnishment of property in order to settle account.
 - iii) Homeowner is liable for all legal and late fees
 - iv) Starting 1 February 2009, all late or delinquent accounts will be assessed a \$25 per month late fee
 - c) Illegal Dumping on Vacant Lots Throughout the Community
 - i) Household garbage
 - ii) Lawn refuse
 - d) Homeowner Awareness of Provisions and Requirements of HoA Covenants, etc.
 - i) The Board of Directors is not always notified of change of ownership or tenants
 - ii) Deeded stipulations not communicated in sale or transfer of property
 - iii) Standards not being followed in repair efforts
 - e) Continued Disregard for No Glass Containers in Pool Area Rule
 - i) Pool safety is #1 issue
 - ii) Broken glass containers could result in costly clean up or lawsuit against the association
 - iii) Glass in a "soft holder" not acceptable
 - iv) Pool privileges can be revoked for continued violations
- 5) City of Madison Projects and Developments
- a) Traffic signal at north entrance installed
 - b) Widening of Zierdt Road expected in 2011 or 2012 with utility work starting in 2009 or 2010
 - c) No news regarding I-565 interchange
 - d) No news on proposed mall
- 6) Other Discussion Items
- a) The Board of Directors continues to solicit email addresses from all homeowners
 - i) Helps reduce costs for mailings
 - ii) Quick way to make announcements, critical notices, etc from the Board of Directors
 - iii) Approximately 40 out of 150 homeowners have provided email addresses
 - iv) City of Madison informational emails will be sent to those homeowners on association list serve
 - b) Dues notices for 2009 have been mailed
 - c) All Mountain Brook of Madison Homeowner Association documentation will undergo an extensive review for modifications and updates
- 7) Fiscal Operating Program
- a) Increased utility rates for water and electricity expected for 2009
 - b) Estimated costs for identified repairs and refurbishment projects
 - c) Allocation for welcome committee kits
 - d) Critical need for a dedicated annual allocation to the capital reserve fund
 - e) Proposed 2009 fiscal operating program presented
 - i) All in favor of 2009 budget with the exception of one nay

8) Board and Committee Memberships

- a) Board of Directors Nominees through December 2009
 - i) Austin Omlie (Current President/Acting Treasurer) – Nominated
 - ii) Stan McMurtrie (Current Vice President) – Nominated
 - iii) Tom Keeney (Current Trustee) – Nominated
 - iv) Donna Brown (Current Trustee) - Nominated
 - v) Lisa Galentine – Nominated & Accepted
- b) Committees
 - i) Architectural Committee
 - (1) Austin Omlie
 - (2) Rick Brown
 - (3) Stan McMurtrie
 - ii) Covenants/Compliance Committee
 - (1) Mike Johannes
 - (2) Greg Brown – Nominated & Accepted
 - iii) Maintenance Committee
 - (1) Mark Thompson
 - (2) Eric St. John
 - iv) Welcome Committee
 - (1) Eloise Stanley
 - (2) Dawnette Godwin – Nominated & Accepted

9) Call to Adjourn

- a) Closing remarks
 - i) 2008 was a successful year – a lot was accomplished throughout the community
 - ii) Possible open house in January to show off renovations to clubhouse
- b) Meeting adjourned at 8:00 pm