

Mountain Brook of Madison Community Association

Board of Directors Meeting

April 1, 2008

Present: Austin Omlie  
Stan McMurtrie  
Mary Dougherty  
Tom Keeney  
Donna Brown

Meeting began at 6:43 pm

Financial Business – Bob Seaman, CPA

- ? 2007 reconciliation – finished the year with a carryover balance of \$5715.92. Five percent of homeowners dues had been planned to go to reserve fund (\$2280) contingent on end of year operating balance. Motion made by Stan to move \$2280 out of carryover balance into capital reserve fund, second by Tom. Motion approved!
  - o Action Item – move \$2280 from end of year 2007 carryover balance to capital reserve fund.
- ? Financial statements provided by accountant are difficult to understand.
  - o Action Item – April's financial statement will be presented in the traditional form; board will then decide which form to use for future use.
- ? 2008 Programmed Budget – Mr. Farmer (landscaper) has requested in writing an annual increase of his fees by \$1026.00. This is due to an increase in mulch prices and the increase in gas prices. Motion to approve annual increase for landscaping made by Tom, second by Stan.
- ? Reimbursement to Mark Thompson for entrance light repairs were submitted. Damage to lights was caused by the installation of the traffic light.

New Business

- ? Landscaping
  - o Action item – determine what height is customary for boulevard shrubs; the intent is to make them all uniform in size. Tom will take action item.
    - ? Status – closed: recommend that the boulevard hedges be trimmed to the height of the middle horizontal fence stringer (about 36"

- Action item – determine what drought-tolerant plants are best for the entrances. Mary will take action item.
- Action item – discuss with Chuck Farmer about heat-tolerant and water conservation plants. Austin will take action item.
- Action item – determine how the Waterboard of Madison comes up with billing. Is it gross consumption for the account or by individual meter? Austin will take action item.
  - ? Status – closed: the penalty is surcharged upon one (1) water meter surpassing a 50,000 gallon consumption within the billing period. We should be considerably inside of this limit particularly at the Clubhouse.
- ? Work Day in May
  - Action item – send an email to community list serve regarding work day. Solicit resident suggestions on projects and ask for volunteers to help. Mary will take action item.
    - ? Status – closed: email sent to residents on list-serve.
  - Date for work day will be determined next month.
  - Suggested projects
    - ? Clear weeds/leaves/pine needles and trim shrubs at least 6 inches from boulevard fencing in order to repair/stain fence.
    - ? Clean pool area in preparation for pool opening.
    - ? Repair as much fencing along the boulevard as possible.
- ? Neighborhood phone number/address distribution list
  - Action item – contact homeowner that requested this list – the privacy act does not allow the board to distribute personal information. Mary will take action item.
    - ? Status – closed: email sent to resident.
- ? Eric St. Jon – payment for distributing work day flyers. Motion for \$10/hour made by Austin. Three in favor, one nay.
- ? Clubhouse alcove – board currently has 2 bids. Austin will seek a 3<sup>rd</sup> bid by end of week. If 3<sup>rd</sup> bid is not possible, board approves work to be performed by Travis Wren.
- ? Pool opening – tentatively set for May 17<sup>th</sup>.
  - Action item – add date to website.
    - ? Status – closed: date added to website.

## Old Business

- ? Electrical and water bills for clubhouse have been excessively high the past few months. The board is still trying to determine what the cause is.
  - o Action item – track meter usage. Stan will take action item.
- ? Delinquent homeowner list – all names have been given to Heard & Associates for collection. Austin could not reach Angela Ary prior to meeting for update.

Meeting adjourned at 8:23 pm