

Mountain Brook of Madison
HOA Board of Directors Meeting
15 September 2014

The September meeting of the Board of Directors was held in the Association Clubhouse at 6:30 PM, 15 September 2014.

Attendees:

Susan Pierce	President
Tim Converse	Treasurer
Bob Seaman	Accountant
Donna Brown	Communications
Christine Call	Secretary
Joshua Call	Resident

Administrative:

- The Board approved the minutes from August's meeting and approved posting of the minutes on the website once resident names are removed
- The Clubhouse door needs to be updated with the current points of contact

Review of Financial Position:

- Electric Bills – Discussed potential cost-saving measures, such as insulating the club house
- Pest Control – Tim agreed to get quotes for pest control
 - Tim checked on this, the quote from Orkin was: Termite service would be \$995 on the initial set up and \$300 year after the first year. For the pest control it would \$79 on the initial and \$45 monthly.
- Landscaping – Tim agreed to get an estimate from another company after checking with Pat for the current landscaping scope of work.
- Pool Repair & Upgrades – Donna agreed to get an estimate for: fixing the pool leaks; fixing the brick, tile, and plaster; and, potentially converting the pool to salt water. She would also check to see what work has already been done on the pool.
- The Board approved movement of \$7,000 from capital reserve to the general fund operating account to cover projected operating budget shortage. The residents will be informed at the annual meeting.

Review of New Business:

- A resident requested their annual fee late fee be waived. The Board requested the accountant verify the resident's payment history for the waiver to be reconsidered at the October Board Meeting.
- Susan will contact the City of Madison and check on the availability of the Town Hall the Wednesday after Columbus Day for our Annual Public HOA Meeting.

- Susan checked and that date was not available. Only 2 dates in October were 28 and 29 October. She reserved those dates from 6-9 pm, but the dates are probably too late in the month to be useful.
- The board agreed to wait and see what happens at the auction for the Liska Property. We will not try to purchase at this time, but we will bring up the Liska property at the annual board meeting to make residents aware.
- Current fencing provides no noise abatement and little protection
 - Proposed to ask Breland to provide noise abatement fencing for all areas bordering the new development.
 - Need to find out from the State what they have determined the fair market value they will pay for the fencing along Zierdt road
 - Need to discuss fencing and who provides and maintains it at the public meeting
 - Need to have a cost to present to homeowners for how much it would cost the HOA to provide fencing for all road facing property, and determine if HOA fees would have to go up because of the fencing
- Donna will check into using Survey Monkey to create a survey to find out the priorities from the residents on what they feel is most important to talk to Breland about with the new development.

Proposed Agenda topics for Annual Meeting:

- Common Fencing Solution
- Breland
- Pool Repairs/upgrades
- Liska Property
- HOA fee for 2015 will be the normal \$400