

Mountain Brook of Madison Board Meeting Minutes  
April 4, 2016

Attendees at the meeting were Susan Pierce, President; Pat Haas, Vice President; Louie Ramirez, Treasurer; Doug Stork, Communications, Crystal Mcclafin, accountant's office; Loren Damon, maintenance; Kyle and Hillary Brickhouse, residents.

Crystal Mcclafin from our accountant's office presented the financials to the board. We currently have 7 residents who are outstanding in their 2016 dues. One is unrecoverable since there is a bankruptcy involved. Crystal suggested we transfer a good amount of our funds to the capital reserve fund in order to get any interest possible. It can be transferred back at any time necessary.

There was a move and a second to transfer the funds from the general fund to the capital reserve fund. The motion was carried 4-0. We discussed some charges from the attorney and did not understand why we had those fees. The charges were for the Liska property. The Liska property was sold about two years ago. Susan Pierce will call and find out what these charges are.

Discussion was finished with Crystal and she was excused.

Susan Pierce talked with the city about the deterioration on a specific property. The city will send out an inspector around April 11<sup>th</sup> to see if the problem is a code violation for the city. If not, we will send a violation letter  
Billl McCandless was contacted by email to find out if he does a pre- and post-inspection when someone rents the clubhouse. There has been some minor damage there. He does do an inspection. He figured what he saw was regular wear and tear on the property.

The exterior bathroom has been being left unlocked. Susan Pierce locked the bathroom door when she let the Cook Pest Control Company in for their annual termite inspection on March 15<sup>th</sup>. Someone is entering the bathroom and leaving it a mess. The bathroom door is not being locked.

We discussed sheds again. Sheds are not allowed in the subdivision according to the covenants. Without 75% approval of all residents that covenant cannot be changed. Currently there are 3 sheds existing in the neighborhood. Letters will go out to those residents to have them removed.

Loren Damon will get paper towels and toilet paper for the bathrooms.

Susan Pierce will also talk to Adam Dauro, our attorney, about writing a letter to Louis Breland and warn him about the flooding taking place on Hursthaven due to his construction. Kyle Brickhouse said there are residents on the street who have

had flooding almost to their house. We are not sure what kind of damage will be done to houses and fences with continued flooding. Continued complaints to the city, the city engineer, television stations have fallen on deaf ears. The comment from the city engineer is that the flooding will be taken care of when the southbound lane of Zierdt Road is completed. That could be at least two more years.

Doug Stork is going to put information up on the website about dogs not on leashes, sheds, and other items.

Pat Haas talked with people at American Leak Detection about the leaks in the irrigation system and in the pipes around the pool. It was moved, seconded and approved 4-0 to spend up to \$1000 to have American Leak Detection figure out where the leaks are. Loren Damon will talk with Anders, the pool service company, to open the pool the first week in May. The leak detection company cannot check on the pool leaks unless the pool is operational. We will have the leak detection company check out the leaks that week as well.

We will have a Spring cleanup of the chairs, tables, and pool area beginning at 8 AM May 14<sup>th</sup>. Also we will have residents help do some landscaping in a circular area in the cul-de-sac by the pool. The goal is to remove the juniper in that bed. The pool will then be officially open.

Cheryl Pierce will be the pool caretaker for the summer.

After the meeting the exterior bathroom was found unlocked. There was some kind of nasty weedy material in the toilet. Unfortunately, this was flushed. Susan Pierce will check to see if there are still any remaining pieces in the toilet. If so she will contact the police. We have no key for the deadbolt lock on this bathroom. It was decided by Susan, Pat and Loren to rekey the deadbolt. The deadbolt will be unlocked by the pool caretaker each morning and then locked each night. There will only be a minimal number of keys for that deadbolt.