

# Mountainbrook Civic Association (MCA)

November 11, 2008

## Members present:

Ashley Samuelson    Camille Coers    Janice Major    ~~Bill Martin~~  
~~Glenn Drysdale~~    Jennifer Carwile    Karen Willis    Mike Anderson  
Burt Arrington Sandra Colson  
Robin Williams: Presenting Playground Information

- **Motion to Approve August and October Minutes:**      Passed Unanimously
- **Covenants:** A paralegal who specializes in neighborhood covenants was consulted about our covenants and by-laws.

Currently–

- Currently we are not responsible as a civic association for enforcing covenants. The responsibility lies with the neighbors to sue if there is a violation of the covenants.
- Currently there is no room for variances in the covenants.

Amendments–

- To make an amendment, 51% of residents in each covenant would need to agree to the amendment.
- If we want to have all covenants governed by one body, we would need to determine who that body is and then amend all covenants.

By-Laws–

- Some of our by-laws are out of date and are against current statutes. By-laws need to be voted on by membership of the civic association.

The paralegal will write a document explaining how our covenants are currently governed and will update the legalese. She will also write up a procedure for making mandatory dues, if we ever chose to go that route.

She will also give us suggested by-laws that we can re-write ourselves. The cost of having her do it would be \$150.

- **Pool Club/ Park maintenance**– Pool Club proposal includes that they are willing to continue covering landscaping but not insurance for the park. Burt, the MCA Park Board rep, is looking into insurance for the park.
- **Rotation Schedule for Board Members**– Mike will develop a schedule for member rotation so that there is a staggered roll-off schedule. Everyone will look for neighbors to approach to join the board. Interested neighbors will come to the December meeting.
- **Annual Meeting**–
  - We will have our meeting on the same day as the pool club. Although food and alcohol for the meeting is not in our budget this year, members of the MCA will bring food. We will ask the Pool Club to provide drinks.
  - We will suggest using the Allen Tate conference room for the meeting, which will provide a more quiet venue for discussion.
  - We plan to meet first, from 5–7 and have the Pool Club meet second.
  - Topics will include Status of the park and Playground; beautification; by-laws and covenants; election of new board members.
  - The meeting will be announced in the December 1 newsletter.
- **Beautification:**
  - Gas Lights– The test light is running really high. Camille will have the Gas Company come out find the problem. Currently it is costing \$2000 to run the lights.
  - Wamath Property– the fence which separates the Mountainbrook entrance and the new property is very messy on our side– dirt wasn't replaced when the footing was dug, the mortar is messy. Camille will see how much the landscaper will charge to clean and fix up the area.
  - House at Table Rock and Carmel Rd– needs to be edged and mown. Camille will send a postcard requesting that the residents take care of it.
- **Playground Update**

- Janice and Ashley have visited examples of both playground companies and are recommending Just for Fun, as their structures seemed more substantial, and they are able to make a well-rounded play structure that fits in our budget.

Motion: The MCA will accept the JFF playground proposal and will present this to the Heinig board for their consent. Demolition will occur December 6 and installation will occur as soon as possible thereafter.

Unanimously Passed

- We will assemble rough numbers for a “life-cycle” plan for playground maintenance.
  - Swings will be installed as part of “phase two”, when money is raised from brick sales and donations.
  - We will try to coordinate a work day with the Pool Club's work day to do some maintenance on other park structures, such as benches.
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- Next Meeting: 7:30, Dec. 9 at Ashley Samuelson's house.