

**MOUNTAIN BROOK COMMUNITY
ARCHITECTURAL CONTROL COMMISSION (ACC)
MINUTES of the December 2023 Quarterly Meeting
December 20, 2023**

Chairman David White convened the quarterly meeting at 7:05 p.m. He noted it is the first meeting of the new Mountain Brook community Architectural Control Committee (ACC), as required by the covenants.

ATTENDANCE:

ACC Members IN ATTENDANCE	
NAME	POSITION
David White	Chairman
Dale Verheyen	Vice Chairman
James Isbister	Treasurer
Mark Pointon	Secretary
Albin Pasek, Jr.	Member-At-Large

The meeting was attended by 12 members of the Mountain Brook community, in the audience.

The ACC quarterly meeting started off with the five new members of the ACC providing introductions. The new members of the ACC were elected in August of 2023. All questions from the audience were taken and answered during the meeting proceedings.

REMARKS by CHAIRMAN – The Chairman stated that the new ACC is organizing and making progress for the community.

MEETING MINUTES – no outstanding meeting minutes to approve.

TREASURER’S REPORT – the Treasurer stated that the accounts were changed over to the new ACC by the new Chairman and Treasurer. He provided copies of the financial information through November 30, 2023, for the ACC from the Blue Ridge Bank for the Main account, and the Lake Reserve and Emergency Reserve accounts. He stated there is about \$22,000 in the accounts, and that no checks were written in November.

ACC BUDGET for 2024 – the Treasurer also presented the proposed budget for 2024 at the meeting. The covenants now in effect after the legal ruling only allow an annual fee of \$75. This will reduce the possible revenue to \$10,800 (144 lots X \$75), down from \$18,000 in prior years (144 lots X \$125). The various expenses items were discussed at the meeting, including administration fees, insurance, legal costs, maintenance, easement and lake (rodent and weed control) fees, real estate property taxes and website maintenance and updating.

The ACC is examining how to make amendments to the current covenants now in effect, as a result of the legal ruling to address issues such as this.

ACC WEBSITE and COMMUNITY COMMUNICATION – The ACC recognized a need to improve the communications for the community. Member-At-Large Al Pasek is working to redesign and update the website, now that the new ACC has access rights to change the website. The first order of business is

to convert it from the previous homeowner's association to the ACC now in effect, and establish a common contact email address for the new ACC. Possible new content was discussed, such as minutes of the quarterly meetings, the covenants currently in effect, upcoming events, etc. the existing website is currently a public domain open to the public in general, and currently has no privacy policy or terms of use. The goal is to provide transparent and comprehensive information for the community.

An initial community newsletter is being drafted.

CLOSING COMMENTS – comments from the audience were addressed during the meeting.

OTHER – There was a discussion of who enforces the covenants and how are complaints submitted and adjudicated. Once the new ACC website is up and running with a valid email address, this is the mechanism to submit complaints. The ACC enforces the covenants.

the ACC plans to schedule the quarterly meetings for the coming year.

There being no other business, the ACC meeting was concluded at 8:05 p.m.