

**MOUNTAIN BROOK COMMUNITY
ARCHITECTURAL CONTROL COMMISSION (ACC)
MINUTES of the June 2024 Quarterly Meeting
June 26, 2024**

Chairman David White convened the quarterly meeting at 7:10 p.m. This is the third quarterly meeting of the new Mountain Brook community Architectural Control Committee (ACC), as required by the covenants. It was held at Zion United Methodist Church.

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
ACC MEMBERS NOT in ATTENDANCE	
N/A	

The meeting was attended by 15 residents of the Mountain Brook community, in the audience.

All questions from the audience were taken and answered during the meeting proceedings.

OPENING REMARKS by CHAIRMAN – N/A

MEETING MINUTES – The minutes of the December 2023 and March 2024 meetings are posted on the new ACC website. The secretary read the minutes from the March 6th meeting, at the request of an attendee. There are no outstanding meeting minutes.

TREASURER’S REPORT – The Treasurer provided copies of the financial report through May 31, 2024, for the ACC from the Blue Ridge Bank for the main account, and the Lake Reserve and Emergency Reserve accounts. The main account has approximately \$26,000. He stated that 139 of 144 lot owners have paid the dues for the year. The Treasurer plans to send out another reminder to the owners that are delinquent. It was pointed out that lot owners must be “members-in-good-standing” (have paid the annual dues) to be eligible to vote. Previously, the Treasurer stated that the accounts were changed over to the new ACC by the new Chairman and Treasurer.

ACC BUDGET for 2024 – Previously, the Treasurer presented the budget for 2024 in December. The covenants now in effect after the legal ruling only allow an annual fee of \$75. This reduces 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, easements and lakes costs for rodent (beaver, muskrat, groundhogs) and weed control, mowing, etc., real estate property taxes and website maintenance and updating.

The chairman mentioned his personal efforts last year to control the aquatic plants in the lakes, which the geese like to eat the flowers and seeds. He received permission and a \$10 donation from each lakefront owner to treat the aquatic growth with an herbicide. He recommended this become an annual “community effort” to control the weeds and in turn the geese population. The herbicide is as “harmless” as can be and still effective, without being harmful to other species.

that the ACC is exploring how to make amendments to the current covenants now in effect, as a result of the legal ruling, primarily to amend the homeowners’ fees back to the level of \$125. The ACC has coordinated with legal counsel for the recommended changes to the now-in-effect covenants.

ACC WEBSITE and COMMUNITY COMMUNICATION – Member-At-Large Al Pasek stated that the new ACC website is up and running. It is located at mtbrooksubdivision.com. The new website was designed and developed by Mr. Pasek and a webmaster who is a member of the community, Mr. Kayvan Masouri. It is focused on providing information, updates and improved communication, intended to be a resource for the community. The new website will allow the ACC and the community at large to better communicate. The old website won’t work, it is no longer available. The new website is not affiliated with any Facebook page. Mr. Masouri clicked through a demo of the new website, going through each menu item, including Events/Calendar, ACC Members, Updates, Documents, Residence. The platform is mostly self-service, and Mr. Masouri has volunteered to be the webmaster for the ACC. It includes a common contact email address for the new ACC, that goes to all current members of the ACC. Previously, the new ACC had to gain the access rights to change the website from the previous “owner” or webmaster. The first order of business was to convert it from the previous homeowner’s association to the ACC now in effect. There was some discussion of using Facebook to communicate with the community, in the absence of an ACC website. The ACC recognized a need to improve the communications for the community; the old existing website was 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.

UPDATING of COVENANTS – The Treasurer discusses the review of the 7th Covenants by the ACC and the process to update the documents as recorded by the court, with input from legal counsel so the text is legally valid. The changes are tracked in the documents. He read the proposed revisions to the covenants at the request of the audience. The primary focus of the updates is to restore the annual fees back to \$125, from the current \$75 in the prior covenants and clarifications to the existing text. The proposed changes (tracked) with a cover letter explaining the purpose and a form to approve the changes will be sent out to lot owners. Only “members-in-good-standing” who are current in their dues are allowed to vote. The process to send out the documents will be similar to prior mailings for votes, as will the counting of the votes, in an open forum.

The covenant document is posted to the new ACC website, for anyone wishing to review the proposed updates. Comments can be provided to the ACC through the new website.

The current bylaws will be posted to the new website.

OTHER DISCUSSIONS – there was a discussion of the Willow Ridge Lake dam, and a statement from the audience that the state has been very generous with the community, it has been several years. Nothing can be done at this time, until the covenants are updated. There will be a separate action to assess the dam and what needs to be done. Previously, the Commonwealth of Virginia wants the dam repaired; we can get the dam insured once it is fixed; if the dam isn’t repaired, the state/federal government will remove the dam and allow the land to revert back to natural wetlands. All homeowners benefit from the lakes.

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

OTHER – The ACC plans to schedule the next quarterly meeting for the September 2024 timeframe, tentatively at Zion United Methodist Church. (ADDENDUM: the next meeting is currently scheduled for DATE, at 7:00 p.m. at Zion United Methodist Church.)

There being no other business, the ACC meeting was adjourned at 8:10 p.m.