

**MOUNTAIN BROOK COMMUNITY
ARCHITECTURAL CONTROL COMMISSION (ACC)
MINUTES of the March 2024 Quarterly Meeting
March 6, 2024**

Chairman David White convened the quarterly meeting at 7:00 p.m. This is the second 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
Albin Pasek, Jr.	Member-At-Large
ACC MEMBERS NOT in ATTENDANCE	
Mark Pointon	Secretary

The meeting was attended by about a dozen members of the Mountain Brook community, in the audience.

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

REMARKS by CHAIRMAN – N/A

MEETING MINUTES – There are no outstanding meeting minutes to approve.

TREASURER’S REPORT – The Treasurer provided copies of the financial information through February 29, 2024, for the ACC from the Blue Ridge Bank for the Main account, and the Lake Reserve and Emergency Reserve accounts. He mentioned that dues are currently due for the year, and there are about 30 lots/homes that are past due. The Treasurer will send out a reminder. 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 Treasurer mentioned he went to a “training conference” for the community/ACC earlier in March in Richmond by the Virginia Department of Conservation and Recreation (DCR) for the Virginia Lakes and Watershed Association (VLWA).

The ACC is exploring how to make amendments to the current covenants now in effect, as a result of the legal ruling, as a minimum to amend the homeowners' fees. The ACC is coordinating with legal counsel for possible changes to the now-in-effect covenants.

MEETING DISCUSSIONS – there was much discussion of the outflow pipe for Willow Ridge Lake, the recent flooding of some property owners, beaver activities and removal of beavers, ownership of the dam, old estimates to repair the dam, etc. 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.

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, after the new ACC gained the 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. There was some discussion of using Facebook to communicate with the community, in the absence of a ACC website. Previously, 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.

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. The next quarterly meeting will be scheduled for June 2024, tentatively at Zion United Methodist Church. (ADDENDUM: the next meeting is currently scheduled for June 26, 2024, at 7:00 p.m. at Zion United Methodist Church.)

There being no other business, the ACC meeting was adjourned.