

March 7, 2007
Andy G. Kurtz
President
MountainBrook Village

President's Report at annual meeting

Our beautiful MountainBrook Village always has been, is now, and always will be in a state of transition.

I am happy to report our Village is much greater than it was last year at this time.

Franklin Roosevelt said, "A nation of homeowners is unconquerable." Well, MountainBrook Village is that nation.

The most important resource we have is our volunteers.

We have over 60 committees and clubs that keep our Village hopping. We need to continually replenish our volunteers. We invite you to sign up as a volunteer for an activity that interests you. We will continue to provide our committees with the proper resources.

We try to maximize the benefits of volunteering for MountainBrook and we try to minimize the cost. The costs are time and energy. The benefits include socializing, personal recognition and respect as well as satisfaction in striving to reach MountainBrook's goals.

Your Board of Directors has worked extremely hard this year on your behalf. I am proud to serve with each and every one of them.

You know that living in a homeowners association increases your property values. Some researchers say a HOA can increase value up to 25 percent.

Of course, if the HOA doesn't do a good job, there can be a negative influence on the price.

That's why I am happy to report the many good things we were able to do together this year.

I am going to give them to you in a series of one-liners:

- We won our Superstition Center lawsuit and received \$249,000 to repair our building.
- We held our first ever meeting with the governing boards of Pinnacle Vistas and Fairway Vistas.
- We completed the auxiliary parking lot.
- We contracted with a new landscape contractor.
- We remodeled the Sunset Room.
- We re-carpeted the library.
- We completed major wash maintenance to protect the Village from flooding (when the rains return).
- We repaired major erosion damage.
- We garnered major concessions from the Ridge developers to protect our Village.
- We improved the sports courts.

- We did a pilot wash maintenance project.
- We began a three year tree trimming plan to protect our mature trees.
- We renovated the exercise room, upgraded its equipment and returned music to it.
- We got the Gold Canyon golf course to do major wash cleanout at Pinnacle Vistas.
- We began renovation of the pool shower rooms.
- We worked with all the committees and clubs to review the Homeowner's Handbook.
- We improved pedestrian safety around the sports court.
- We received a table for the Board Room from CCMC at no cost.
- We adjusted the grade of the sidewalks, especially around the Superstition Center, to prevent falls.
- We improved the landscaping at the entrance island for residents making left-hand turns onto US 60.
- We updated the reserve study to cover all of our amenities.
- We worked to keep assessments modest and reasonable.
- We continued refining the five year plan.
- We made the Board meeting even more open to our members.
- We decided to repaint the deck of the pools (but still face replaced the cool deck as it's worn out).
- We replaced a pool heater with a commercial model.
- We repaired the freeze damage of our irrigation system and began a project to conserve irrigation water.

- We recovered the billiard tables.
- We upgraded the color choices for members when they repaint their house.
- We became an intervener on the sewer rate increase.
- We brought in a commercial cleaner to sanitize our pool showers and public bathrooms.
- We studied dog waste and trash pickup.
- We updated the charters of all the committees.
- We adopted short and intermediate Board goals to improve communications at all levels.

Well, you get the idea.

There is still much work for the new Board of Directors that you elect today. Members have ideas on Superstition Center repairs, tennis court resurfacing, security, unauthorized tree trimming in the common areas, trash pickup, sewer fees, and reducing the age of people who can buy homes in MountainBrook.

I want to thank our staff team for all the work and long hours they invest in MountainBrook. We are lucky to have such caring individuals to conduct our Village's business. Thank you, Dennis Gibson--a man who carries AMS, CMCA and CAAM certification. Thank you, Dennis, for the opportunity to work with Cindy, Holly, Kris, Ernie, Jim and Pierce.

I also want to thank Capital Consultants Management Corporation, who provides our management services, and

especially Stephanie Fee, for providing us with an excellent on-site staff and many hours of professional service.

Most of all, I want to thank you as members of the MountainBrook Village homeowners association, and especially the Board of Directors, for allowing me the privilege of serving as your President.

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