

**MountainBrook of Madison**  
**Minutes - Board of Directors Meeting**  
**2 April 2012**

The April meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 2 April 2012.

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice-President
Dave Peebles	Secretary
Cindy Vanburg	Legal Liaison Committee

The Board reviewed and approved the minutes of the 5 March meeting.

COVENANT ENFORCEMENT. The Board reviewed the current procedure for enforcing the covenants and agreed that we will keep the same procedure with one adjustment: Prior to the first letter to the property owner, the Board President or Vice-President will make an informal call or visit to attempt to resolve the situation before we take formal action.

“H” FAMILY SITUATION. Jonathan was not able to make contact and will attempt to do so before the next meeting.

LISKA HOUSE. The house was open twice on the weekend. City police were notified and apparently secured the building as best they could. Cindy has contacted the City Code Enforcement Office and set up a meeting with city officials on 11 April at 330 pm at City Hall. Jonathan will try to get Councilman Jennings to attend the meeting.

MUHBUBANI PROPERTY. Cindy met with our attorney and confirmed that the property is subject to Association covenants, including a responsibility to pay annual assessments. Dave will contact Bob Seaman and give him the go-ahead to bill for the three lots as now platted. Bob will bill and give the owners 30 days from the date of his bill to pay. If they do not, Bob will proceed with legal action.

ZIERDT ROAD UPDATE. None

JENNINGS MEETING. No action.

118 REMINGTON ROAD REQUEST. It is not clear that Ms. Khan got her

approval letter. Dave will hand deliver a copy to be sure.

NEWSLETTER. Reviewed and approved.

HOMES WITH EXTENSIVE SHRUB GROWTH. Jonathan will visit the respective homes that still have a problem.

TENNIS COURT AND POOL GATE REPAIRS. Tennis court complete. Mark will contact the company that is supposed to do the work.

BASKETBALL HOOPS. We discussed and concluded that they are not allowed by the covenants.

POWER FOR NORTH ENTRANCE GATE. Given the upcoming road construction, we decided not to take any action until construction is completed.

104 SHARPSBURG. The lot needs to be cleared. Dave will contact Bob and get contact information. We will then start the covenant enforcement process, hopefully starting with informal step 1.

WORK DAY. Set for Saturday , 28 April at the Clubhouse...at 830am.

NEXT MEETING. Set for Monday, 7 May, at 6pm.

Meeting adjourned.

Dave Peebles  
Secretary