

MountainBrook of Madison
Minutes - Board of Directors Meeting
6 August 2012

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

Attendees:

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

The Board reviewed and approved the minutes of the 2 July meeting.

Mahbubani Dues. Jonathan and Cindy met with our attorney and he advised that the Mahbubani property was never included in Mountain Brook and therefore they are not obligated to pay dues. We decided to ask our attorney to send a letter to the Mahbubanis asking them to tell any prospective buyers of their property that they will not be members of the association and that they will not have access to Mountain Brook amenities. Further, Cindy will go back to the attorney and ask him what the effect is of the Mahbubanis signing the plat that puts them in a PUD. the Mountain

The H family dues. Jonathan worked out a payment plan with the property owners. Nason will follow up with our CPA.

145 CANTERBURY. Still open. The house is in danger of deteriorating further. Dave will go to the courthouse and see if he can find the bank that holds the mortgage, if any, so that we can advise them that their asset is losing value.

Covenant enforcement. Dave briefed that the first four enforcement actions for 2012 are all resolved. The Board directed that the owners of 102 Indian Crest be issued a friendly letter asking them to comply with the covenant requirement that air conditioning units be screened. Dave will also issue a second friendly letter to the owner of the empty lot on Sharpsburg--if the mowing has not been continued on the street side of the lot.

Dave will research the covenants for any requirement(s) on the timing of putting trash cans and/or debris on the street for pickup. The question is: how many days or hours before scheduled pickup by the county/city can trash cans and debris be placed at the curb?

Jonathan briefed on his meeting with the Huntsville City Planners and the Zierdt Road project. The north bound land work will start this summer or early fall on the Redstone side. Then the Highway 20 and Martin Road intersections will be worked. Finally, the south bound lanes and bike/walking trail will be worked in late 2014 with a planned completion in 2015.

The Board approved the removal and replacement of two trees in Jonathan's yard.

The Board approved telling Damon that he can send an invoice to our CPA for payment for the yearly website bill.

A property owner complained that some of the information on our website is detrimental to his sale of his house. Mark will take action to have those objectionable pages deleted.

Next meeting will be on 3 September at 6 pm.

Meeting adjourned.

Dave Peebles