

**Mountain Brook of Madison  
Home Owners Association  
94 Clearbrook Court  
Madison, AL 35758  
23 October 2012**

**Annual Meeting Minutes**

The annual Home Owners Association Annual Meeting was held at the clubhouse on 23 October 2012, at 6pm.

Thirty-Two residents and Board members attended.

No elections were required since all current Board members have a year left on their terms.

Crystal McLaflin from our CPA reviewed our finances. We will be able to increase our Capital Reserve Fund to more than \$25000 next year in anticipation of increased expenditures when Zierdt Road is widened. The Board will formally approve next years budget at the next regular meeting, but no significant changes are anticipated. We had one major repair this year at the tennis court (\$1100) and anticipate some major pool repairs next year.

Jonathan reviewed changes the Board has made to the Rules, Standards and Architectural Standards (attached). He outlined the changes to the sign rules that specifically prohibit political signs(attached). It was noted that we need to update the Glidden paint formula reference.

Dave reviewed covenant violation cases we have initiated this year. Fifteen cases have been initiated, all but one have been closed satisfactorily, one is still open.

Jonathan reviewed a number of items:

- Tree removal requirements
- Dog walking requirements

General discussion items:

Zierdt Road widening  
Parking on the street  
Rotting wooden mailbox posts on Canterbury Drive  
Missing sidewalks on Canterbury Drive  
The Liska house  
The drainage problem from Overton to Winchester

Meeting adjourned at 730pm.

Dave Peebles  
Secretary

Attachments:

## **SUMMARY OF CHANGES TO RULES AND STANDARDS**

**A. CHANGED SIGN RESTRICTIONS TO SPECIFICALLY PROHIBIT POLITICAL SIGNS AND ESTABLISHED PROTOCOL FOR ENFORCEMENT: \$50 AND \$5/DAY AFTER NOTIFICATION. \$50/DAY WITHIN FIVE DAYS OF ELECTION DAY WITH NO ADVANCE NOTICE.**

**B. CHANGED FENCE STANDARDS TO INCLUDE STANDARD DOG-EARRED VERSION. GRANDFATHERED ALL EXISTING FENCES AS OF OCTOBER 1, 2012.**

**C. CODIFIED PROTOCOL FOR ADVISING HOMEOWNER OF PROBLEM AND FOLLOW ON FORMAL LETTERS. BASICALLY THE HOMEOWNER GETS AN INFORMAL LETTER, THEN A**

**FORMAL LETTER AT TEN DAYS, ANOTHER AT TEN DAYS  
LATER, AND A FINAL FINE LETTER AFTER ANOTHER TEN  
DAYS. TOTAL TIME IS THIRTY DAYS.**

**D. CLARIFIED LANGUAGE TO SPECIFY THAT GARBAGE  
CANS CAN BE PLACED ON THE STREET THE NIGHT BEFORE  
PICKUP AND RETRIEVED ON THE EVENING OF PICKUP.**

**E. CONFIRMED THE PREVIOUS BOARD'S DECISION ON FINES:  
USE VIOLATIONS: \$50 AND \$5/DAY  
ARCHITECTURAL VIOLATIONS: \$100 AND \$5/DAY**

**ATTACHMENT 2:**

**SUMMARY OF COVENANT VIOLATION CASES**

**FIFTEEN CASES**

<b>GARBAGE CANS IN FRONT</b>	<b>2</b>
<b>GRASS AND MOWING</b>	<b>8</b>
<b>CONCEAL A/C UNITS</b>	<b>2</b>
<b>FENCE PROBLEMS</b>	<b>2</b>
<b>PARKING ON STREET</b>	<b>1</b>

**ALL CLOSED SATISFACTORILY EXCEPT FOR ONE STILL  
WORKING.**

