

**MOUNTAIN BROOK OF MADISON
HOME OWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, AL 35758**

3 JUNE 2013

Minutes - Board of Directors Meeting

The May meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 3 June 2013

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice President
Dave Peebles	Secretary
Cindy Vanburg	Legal Coordinator
Crystal Mclafflin	CPA
Absent	Nason Snow
	Pat Haas

The Board approved the May meeting minutes.

Crystal briefed on our financial status. Only one homeowner (other than the Liska property) is still in arrears on his annual dues. Lien action has started. We also discussed the concept of giving a rebate on annual dues. After discussion and at Crystal's suggestion, we decided that if there has been no financial surprise when it is time to send out annual dues Crystal will put a credit on each bill(\$100). This will allow us to keep the dues at \$400 until we are sure that the impact of the Zierdt Road project has been resolved. Homeowners who are delinquent on their dues and or fines will not receive the credit.

We will get Pat Haas' information for the bank and CPA at the next meeting.

We do not add late fees to unpaid fines.

We reviewed our collection Process

Delinquent Dues procedure works the same as it has for several years.

Unpaid fines or fees are turned over to the lawyer for lien action when the amount reaches \$200

Unpaid fines or fees that do not reach \$200 at annual bill time will be added to The next year's bill.

We reviewed covenant violations. The Board directed Dave to send violation letters to Mr. Kaeding (UA tree removal) and Mr. Snow(unkempt yard) and Mr. Sztenderowicz(unstained AC enclosure). Also, the Board directed Dave to write a letter to Mrs. Copeland about her son's dog running loose.

The clubhouse chimney has been repaired. Cost: \$500

We finalized our position on the Boulevard fence ownership. The fencing belongs to the homeowners and they are responsible for maintenance iaw community standards and requirements. The Association is still responsible for the hedges and grass within 15 feet of the curb. Jon will include this information in the next newsletter.

Susan Pierce was elected to fill the seat of Mr. Snow, who was removed from the Board by a unanimous vote.

We will present a policy decision to the community at the annual meeting that, if approved, would require any Board member to sign the Code of Ethics agreement in order to hold office.

Mark will direct Chuck Farmer to upgrade our entrance flower beds to equal to or better than the ones seen at Edgewater. He will also check with Chuck about the leak at the Clubhouse.

Mark will also take action to get a spring on the pool gate.

The Board approved Mark's deck extension and Dave's fencing.

Next meeting will be 8 July

Dave Peebles
Secretary