

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

Minutes - Board of Directors Meeting

The February meeting of the Board of Directors was held at the Association Clubhouse at 545pm on 18 February 2013

Attendees:

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

The Board reviewed and approved the minutes of the January meeting minutes. The Board decided to redact names, where appropriate, from the website issue of the minutes to provide a modicum of privacy. Names will still be kept in the official records.

Jonathan reminded the Board that we cannot tolerate Board members acting unilaterally and making commitments for the Board without an official Board approval, either by a meeting or an email agreement where appropriate. In matters of finance and covenant compliance we must be especially careful not to make decisions more properly left to the Board.

The Board approved Mark making a commitment for the pool repairs of up to \$1300 and replacement furniture and equipment of up to \$3000. We will probably wait until later in the Spring to make the furniture and equipment purchases.

The Board made a decision to keep ownership and maintenance responsibilities for the Zierdt Road fence. The Board decided to turn over ownership and maintenance of the Boulevard fences to the homeowners. We will make that announcement at the next annual meeting. Strict rules will be developed that require adequate maintenance and prohibit making access points through the hedges and trees. The Board will continue to own and maintain the shrubs and trees. Owners will have the option of removing the fence under those restrictions, but any replacement fences must be the current model.

Dave will contact Crystal about the ® dues and the situation with ®, who showed Jonathan a check stub that showed that she had paid her dues on time. We will not charge her a late fee.

Covenant Violations:

We will continue to monitor the tree situation at 145 Canterbury. The owner committed

to planting two trees in the Spring.

The ® and ® mailboxes are due to be replaced NLT 30 July 2013.

We need a new case for the ® residence.....garbage cans, parking on the street and Lawn equipment around the driveway. This will start a new case.

We need a new case for 102 Indian Crest asking them to stain their HVAC enclosure and cut down the protruding posts.

We have a cul-de-sac parking on the street problem on Euclid Street. Dave will compose a letter to all the residents on the cul-de-sac reminding them of the restrictions on parking.

Next Board meeting will be on 4 March 2013.

Meeting adjourned at 615pm.

Dave Peebles
Secretary

® = Redacted for privacy. Names are included in the official file.