

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

**Minutes - Board of Directors Meeting**

The April meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 1 April 2013

**Attendees:**

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

Crystal briefed on our financial situation. Only four homeowners are currently in arrears and will be receiving a final letter from the CPA charging \$75 and advising that their bill has been forwarded to our attorney for lien action.

In the case of homeowners that have paid late, but not paid their late fees, we will advise them that the late fees will be attached to their next annual bill and thus subject to lien action if not paid.

Jon asked that Crystal review our insurance status and send us a summary.

Crystal will move money from our operating fund to the Capital Reserve Fund to bring it up to the target of \$36000.

The Board approved the March minutes.

**Sprinkler system outsource.** Mark is waiting for Water Works to contact him for a discussion of our requirements.

**Pool Repairs.** Should start within a week or so.

**Zierdt Road update.** None

**Covenant Violation Status.** Dave reviewed our current status. Three cases are on standby for promised homeowner action. One active case, repeat parking violations, will receive warning letter #2 if there is another violation. After that letter, the next Violation will result in fine action as specified by the Board(\$50 initial and \$5/day for each subsequent violation, billed monthly).

**Attorney review of boulevard fence ownership.** Cindy is setting up an appointment.

In the meantime, we will advise Jerry Mercer that we plan to turn over ownership and would appreciate him taking action after 15 April.

**2014 Budget.** We will need to publish/present our planned 2014 budget in August for community review. Dave will forward the requirement to Crystal.

**Unsolicited Sales in the neighborhood.** Cindy will check to see if there is a city ordinance that allows us to call the police if salespersons are in the neighborhood.

The next Board meeting will be 6 May 2013.

Meeting adjourned at 650pm.

Dave Peebles  
Secretary