

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

**Minutes - Board of Directors Meeting  
7 April 2014**

The April meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 7 April 2014

Attendees:

Susan Pierce	President
Pat Haas	Treasurer
Dave Peebles	Secretary
Donna Brown	Communications
Mike Sexton	
Crystal McLafin	CPA
Angela Helton	CPA

The Board reviewed and approved the minutes of the March Board meeting.

Crystal did a financial review and the Board discussed how to handle homeowners who pay late and do not pay the required late fees. The Board decided that the policy will be that late fees not paid before the issue of invoices for the next year will be added to the dues invoice for the affected homeowners. Late fees will be paid first out of any payment received. For example, if a homeowner pays late in 2013 and incurs a late fee in the process, but does not pay it, that amount will be added to the homeowner's 2014 invoice. So if the homeowner owes a \$50 late fee from 2013, his invoice for 2014 would be \$450 instead of \$400. If only \$400 is sent, \$50 will cover the late fees and the homeowner will be short \$50 on his 2014 dues. That \$50 will be late and incur additional late fees if not paid promptly.

Our Councilman, DJ Klein, sent an email update on the Liska house. Mr. Lina was represented in court by a lawyer and it appears that the house may be auctioned off soon. DJ will try to gather more information this week.

Mark was not present, so we have no update on the pool leak.

The Board approved Dave meeting with our attorney to discuss the issue of who owns the fence along Zierdt Road.

Pat will inquire with his contacts at GarverUSA and try to influence the placement of the greenway path at our entrances.

Donna advised that she will try to get the newsletter out this weekend.

Susan will look at the playground sets at Lowes to see if she thinks they will be acceptable.

Next meeting will be 5 May at 6pm.

Dave Peebles  
Secretary