

**HOMEOWNERS ASSOCIATION**  
**94 CLEARBROOK COURT**  
**MADISON, ALABAMA 35758**

MINUTES – BOARD OF DIRECTORS MEETING

11 SEPTEMBER 2017

Attending:

Louis Ramirez President

Neva Rogers Vice-President

Ken Booth Treasurer

Doug Stork Communications

Dave Peebles Secretary

Bob Seaman CPA

The September meeting of the Association Board of Directors was held at 6pm, 11 September 2017. The Board reviewed and approved the minutes of the August 2017 Board meeting.

Bob reviewed our financial status and provided each member with our monthly financial statement and dues summary. We are over budget for legal fees due to work involved with the ALDOT Zierdt Road project and research related to covenant enforcement actions, but will still be within our total budget by year-end. \$10000 had been reserved for contingencies related to the ALDOT project and we are well within that allocation.

Dave reviewed our active covenant violations. Three homeowners are currently being fined: one for a barking dog, one for vegetation blocking the sight view at an intersection, and one for unkempt lawn and flower beds. These homeowners have been fined \$50 and will be fined \$5/day until their violation is corrected. The barking dog will be fined \$5 per violation if they occur. Bob will bill these homeowners at the end of each month. When annual dues are sent out, any unpaid fines will be added to the homeowner's annual bill.

Ken will work on getting an auto-lock door for the pool restroom.

Neva is working with Stephens Electric on the tennis court lights and the possibility of installing a motion activated light for the tennis court parking lot. Neva will also order a "No parking---unauthorized vehicles will be towed" sign for the tennis court parking lot.

Dave recused himself while the Board reviewed and accepted four offers to the HOA for HOA landscaping. Total offers: HOA: \$3670, 102 Clearbrook: \$5865, 98 Clearbrook: \$2420, 104 Clearbrook: \$930.

A motion was made and passed to ask Bob to earmark these funds and any future funds received from ALDOT in the Reserve Fund as a special category so that future Boards will see these funds as intended for Zierdt Road recovery after the Zierdt Road project is completed. Future Boards could use the money, but they would be made aware of this Board's intentions.

Louis will talk with Adam about the pros and cons of actually foreclosing on a lien. He will also inquire about Super Liens and how they work.

The swimming pool will close on 30 September.

The next Board meeting will be at 6pm, 9 October 2017

Dave Peebles  
Secretary