

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

**Minutes - Board of Directors Meeting
11 December 2017**

The December meeting of the Board of Directors was held at 6pm on 11 December 2017.

Attendees:

Louis Ramirez	President
Ken Booth	Treasurer
Dave Peebles	Secretary
Doug Stork	Communications
Samantha Hizer	Accounting

The minutes of the annual meeting had been approved previously by email and will be posted on the Association website.

Sam reviewed our financial status. We have three homes still in arrears on annual dues. We continue to accumulate late fees and add to the lien amounts. Sam suggested and the Board approved a financial statement for publication on the website that does not include any personal information or names. She will email Dave a pdf document for that purpose. We confirmed that the annual budget for 2018 was approved at the annual meeting.

Neva briefed on the proposal from the Lee company to install a few tennis court timer, replace our current lights with led lights, and installing a new flood light for the tennis court parking lot(with a dusk to dawn feature). The Board approved spending \$4076 for the project, pending coordination with the homeowner who lives next to the parking lot (to be sure the flood light is not a problem for them). Ken will talk with the homeowners before we make a final go ahead on the project.

Neva briefed on our fence repair plan. The Board decided to replace the first three sections of fence at the north side of the north entrance heading west on Mountain Brook Boulevard. Louis will make contact with the homeowner on Euclid to evaluate his fence problem(s), if any.

Dave briefed on covenant violations. We are fining the barking dog homeowner for a violation on December 2 from 8 to 12. Postage and CPA fees will be added when the invoice is sent at the end of the month. The Jeep Cherokee was moved from the parking lot to the driveway of the owner and is still in violation. The Board approved continuing the violation enforcement with a ten day notice followed with a fine if needed.

We discussed the ongoing problem at 125 Canterbury. Louie will contact Madison Code enforcement to see what they can do for us. The dead tree is close to falling through the fence onto the neighbor's driveway.

Dave will get the id information on the maroon car in the tennis court parking lot and send it to Louie for consultation with Adam. Dave will start a violation case on the Jaguar.

The annual meeting will be at 6pm on 12 November at the Clubhouse.

The next Board meeting will be on 8 January 2018

Dave Peebles
Secretary