

MOUNTAIN BROOK OF MADISON HOMEOWNERS ASSOCIATION

**ANNUAL MEETING
12 NOVEMBER 2017**

MINUTES

WELCOME AND INTRODUCTION OF BOARD MEMBERS AND SPECIAL GUESTS

- **Louie Ramirez - President**
- **Dave Peebles - Secretary**
- **Ken Booth – Treasurer**
- **Doug Stork – Communications**

- **Bob Seaman and Sam Hizer – External accountants**
- **Joey Cici – Breland Properties**
- **Teddy Powell – our City Councilman**
- **Scott Leach – The Garver company project manager for the Zierdt Road and Martin Road projects**

ELECTIONS - All current HOA members were reelected to new two year terms.

TOWN MADISON AND ZIERDT ROAD DISCUSSION

Scott Leach from the Garver Company briefed on the current plans for Zierdt Road and Martin Road projects. No project can begin until all Right of Way acquisitions are closed. Once those are closed, Zierdt Road southbound is projected to begin in May 2018. The Martin Road project will start some utility work in December 2017.

Joey Cici and Teddy Powell briefed on the Town Madison project and their effort to have a new mixed use zoning designation established by the City of Madison. This would

allow for a stadium or other currently restricted facilities to be built in the Town Madison development. Joey also brought drawings and described the berm with trees, road and median, and landscaping on the north side of Town Madison Boulevard that the Breland company plans for buffering the north side of Mountain Brook.

There was a significant discussion about the possibility of a baseball or mixed use stadium/facility in the land now being developed. No conclusions were reached.

Bob Seaman reported on our finances, which are in good shape for the coming year. The budget for 2018 was approved.

LOUIS REVIEWED SIGNIFICANT 2017 BOARD ACTIONS/DECISIONS:

- ✓ **THE BOARD DECIDED TO TAKE RESPONSIBILITY FOR REPAIR, MAINTENANCE, AND REPLACEMENT OF THE EXISTING FENCES ON BOTH SIDES OF MOUNTAINBROOK BOULEVARD. WE SET UP A TOTAL COMMITMENT OF \$7500 PER YEAR FOR THIS PURPOSE, NOT TO EXCEED \$75000 IF THE MONEY ACCUMULATES. WE WILL WORK WITH AFFECTED HOMEOWNERS INDIVIDUALLY AS NEEDED.**
- ✓ **WE DEVELOPED A WELCOME LETTER FOR ALL NEW HOMEOWNERS/RESIDENTS.**
- ✓ **WE WERE ABLE TO REMOVE THREE**

ABANDONED CARS FROM THE TENNIS COURT PARKING LOT AND ARE IN THE PROCESS OF ADDING A VIDEO SURVEILLANCE CAMERA AND WARNING SIGNS.

- ✓ WE PUT FORMAL LIENS ON FOUR HOMEOWNER'S PROPERTY FOR LONG-TERM DELINQUENCY ON THEIR ANNUAL DUES. WE ALSO WILL DENY PRIVILEGES (POOL, CLUBHOUSE, TENNIS COURT) AS BEST WE CAN FOR HOMEOWNERS IN ARREARS.
 - One lien is about to be removed because of a bankruptcy sale and we will collect most of the delinquent dues.
- ✓ WE CLOSED FOUR OF SEVEN ALDOT OFFERS FOR A TOTAL SO FAR OF \$12,885, WHICH WILL BE EARMARKED FOR REPAIRS AND REPLANTING AFTER THE ZIERDT ROAD PROJECT IS COMPLETED. WE SHOULD RECEIVE MORE THAN \$6000 WHEN THE REMAINING OFFERS ARE COMPLETED.
- ✓ WE ARE OVER BUDGET IN LEGAL COSTS DUE TO SERVICES INVOLVING THE ALDOT PROJECT, DELINQUENT ANNUAL ASSESSMENTS, AND PROCESSING LIENS. OUR OVERALL BUDGET IS SOUND AND WE DO NOT ANTICIPATE THIS LEVEL OF LEGAL NEEDS IN THE FUTURE. IF NEEDED, WE HAVE \$10000 IN THE RESERVE FUND FOR COSTS RELATED TO THE ZIERDT ROAD PROJECT. WE OPENED 13 COVENANT

**VIOLATIONS IN 2017. ALL BUT ONE IS
CURRENTLY CLOSED.**

- ✓ **WE WILL BE ADDING A LOCK TO THE POOL
RESTROOM THAT LOCKS WHEN IT CLOSSES FOR
SECURITY PURPOSES.**

**A HOMEOWNER CIRCULATED A PETITION ASKING THE CITY
OF MADISON TO INCLUDE PROTECTIONS (SUCH AS LIGHT
AND SOUND RESTRICTIONS) FOR HOMEOWNERS IN THE
NEW ZONING DESIGNATION PLANNED FOR TOWN MADISON
AND OTHER AREAS. HE PLANNED TO PRESENT THAT
PETITION TO THE CITY COUNCIL ON 13 NOVEMBER.**

THE MEETING CONCLUDED WITH A GENERAL DISCUSSION.

**ONE HOMEOWNER POINTED OUT THAT SOME INDIVIDUALS
HAVE BEEN KNOCKING ON DOORS AND IF NO ONE
ANSWERS, GOING TO THE BACKYARD AND STEALING
ITEMS.**

**A HOMEOWNER THANKED THE BOARD FOR VOLUNTEERING
AND COMPLIMENTED THEM FOR THEIR WORK THIS YEAR.
A ROUND OF APPLAUSE FOLLOWED.**

THE MEETING ADJOURNED AT 8¹⁵PM.

**DAVE PEEBLES
SECRETARY**