

**MOUNTAIN BROOK OF MADISON  
HOMEOWNERS ASSOCIATION  
94 CLEARBROOK COURT  
MADISON, ALABAMA 35758  
9 JULY 2018**

**Minutes: Board of Directors Meeting**

**The July meeting of the Board of Directors was held on 9 July 2018.**

**Attendees:**

<b>Louis Ramirez</b>	<b>President</b>
<b>Neva Rogers</b>	<b>Vice-President</b>
<b>Ken Booth</b>	<b>Treasurer</b>
<b>Doug Stork</b>	<b>Communications</b>
<b>Dave Peebles</b>	<b>Secretary</b>
<b>Sam Hizer</b>	<b>Accounting</b>

**The Board approved the June minutes for publication.**

**Sam reviewed our finances. We are over budget for the year for \$2650, primarily due to legal costs and repairs. We have ample funds in reserve to cover these obligations. Summary of actions taken with respect to homeowners delinquent on dues and fines:**

**AW. Louie will email AW and advise her that she has sixty days to pay her dues, late fees and fines (approximately \$3800). If she has not paid by that date, we will sue in small claims court for the entire amount plus legal and administrative costs. If we receive a judgment in our favor, we will ask for an execution order from the court which will direct the Sheriff to seize personal property (including a vehicle if necessary) and sell it to satisfy the judgment.**

**JC. Adam is working the foreclosure issue.**

**H, S, and R homeowners. Dave will send a warning letter asking for payment in full within 14 days. If not received, he will send another letter advising that if payment is not received within**

**another 14 days, Sam will forward the latest statements to Adam to start the lien process.**

**In the future we will start the lien process on all delinquents after six months of non-payment.**

**Dave reported no new covenant violation cases at this time. The Barking Dog Case remains open.**

**The Board approved the repair to the pool filter and pump for payment (\$3575).**

**The Board discussed the fence issue and legal advice that if the Boulevard fences lie outside the 15 foot common area and not in a landscaping and fence easement, they are not owned by the HOA and not an HOA responsibility. We agreed that it would be an unfair burden on all homeowners to pay for a small group of home fences. Also, we would have to impose a special assessment on all homeowners which would be a significant cost. Since the fencing does lie more than 15 feet from the curb, the HOA will not maintain the fencing along Mountain Brook Boulevard. The HOA will continue to own and maintain the fencing in the landscaping and fence easements at the playground, tennis court parking lot, and along Zierdt Road. While we are not happy with the decision to no longer maintain the Boulevard fencing, we feel we are following our commitment to the entire community.**

**Louie will call NS and ask him to clean up his yard in the overgrown section.**

**Ken will work the problem with the security system and the dead wall socket in the pump room. The Board approved Ken buying a small monitor to install in the closet.**

**The tennis court project (\$7400) will start in about 60 days. Louie is waiting for an actual start date from the contractor.**

**The next Board meeting will be on 13 August.**

**Dave Peebles  
Secretary**