

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
13 AUGUST 2018**

Minutes—Board of Directors meeting

Attendees:

Louie Ramirez	President
Neva Rogers	Vice President
Ken Booth	Treasurer
Doug Stork	Communications
Dave Peebles	Secretary
Sam Hizer	Accountant
Stephan and Pat Mance	
Barry Wesson	
Deborah Ball	

The Board approved the July 2018 minutes for publication on the Association website.

Sam reviewed our finances: We are \$800 over budget for the month of July and \$3440 over budget for the year, primarily due to unexpected repairs and legal costs. We have sufficient funds so there is no problem at this time. Sam has sent the S account to Adam for attaching a lien to the property.

The Board approved payment to the Lee Company for \$282 for repairs to our electrical system.

Louie will send an email to Ms. W about our intent to sue in small claims court. If she does not respond, he will instruct Adam to proceed.

Louie has signed the appropriate affidavit and Adam has started the foreclosure process on the C house.

H and R have paid their dues and fines and are now up-to-date.

Louie will call NS and ask him to clear out all the underbrush and wild plants out of his south lawn.

The tennis court repair is still due to be started in October.

The Board reconfirmed the Board policy made on 1 July 2013 to consider trees that endanger infrastructure as the same as sick and dying trees and will not require homeowners ask permission to remove them. Further, the Board elected not to monitor or enforce the requirement that homeowners ask permission to remove trees, reserving the right of future Boards to reverse this decision.

The Board discussed adding benches at the school bus stops on Mountain Brook Boulevard. We decided not to pursue the matter due to cost, maintenance requirements, privacy of homes (someone could stand on the benches and look directly into backyards), and the small number of requests for such an action.

The Board appointed Stephan Mance as the Chairman of the Parking Committee for Canterbury Drive and Canterbury Circle. He will distribute a flyer announcing our intention to start active enforcement of parking on the street violations. After 1 September he will manage the violation ticketing program in coordination with Dave. The new parking tickets will give one warning, a \$50 fine for the second violation and \$5/day (billed monthly) for subsequent violations. We are waiting until 1 September to give folks time to work out individual solutions so they do not have to park on the street. The Board approved Dave buying parking tickets (\$109—UPS store). The new tickets will permit us to put a ticket on a vehicle and keep a copy for our records.

We discussed the idea of the HOA notifying the community about local crimes. We decided to refer folks to Nextdoor, which does a more than adequate job of keeping up with local crimes and incidents. Doug will send out notice to that effect to our email list.

Doug is going to do more research on the possibility of natural gas service to Mountain Brook and report back.

The Board approved \$70 for Ken to buy a monitor for our security system.

The Board directed Dave to open covenant violation cases for 104 Canterbury Circle, 101 Canterbury Drive and 138 Canterbury Drive.

Next meeting: 10 September

Dave Peebles
Secretary