

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

ANNUAL MEETING MINUTES

The Association Annual Meeting was held on 13 November 2018 at 6 pm in the Association Clubhouse.

Attending:

Louis Ramirez	President
Neva Rogers	Vice-President
Ken Booth	Treasurer
Doug Stork	Communications
Dave Peebles	Secretary
Sam Hizer	Accounting
Eleven Homeowners	

Mr. Joey Ceci, President of the Breland Company, briefed on the current progress of Town Madison and the new stadium.

Stadium vertical construction will begin after Thanksgiving. Baseball first season to start in 2020.

Construction of the apartments (three story) has begun.

The new Duluth Trading Company store should open in April.

Current plans are for 14 stores/shops in the area along Zierdt.

There are no plans for a large grocery store.

There may be a small boutique grocery store.

Until federal control is gone, there will be no traffic signal at either Mountain Brook entrance. One will be added at a later date-- hopefully.

There will be a movie theater.

The on and off ramps on the south side of I565 should be open for use in about seven months.

There are strong commitments from Chipotle, Starbucks, Chick Fillet, Firebirds, Outback, Yardbirds, and Taco Mama.

A Hilton Garden Inn is planned for the Wall Triana area.

Street Paving for the residential area will begin in December, lot sales will begin in January 2019 with a price range of \$300,000 to \$500,000

Sam reviewed our finances. We are in good shape heading into the new year. Our legal fees have exceeded budget due to the pending foreclosure action on one home and small claims suit on another. We should recoup our expenses once those cases settle.

Louis reviewed our actions and accomplishments since the last annual meeting:

- Repaired the tennis court surface and lighting.
- Added a flood light for the tennis court parking lot.
- Removed all abandoned/derelict cars from the tennis court parking lot.
- Replaced the pool filter.
- Purchased a new refrigerator for the clubhouse.
- Rented the clubhouse nine times (\$225).
- Repaired the cable boxes on Mountain Brook Boulevard.
- Made a final decision based on a legal opinion by our attorney, Mr. Adam Dauro, that the Association will only maintain the fences around the pool play area, the tennis court parking lot, and along Zierdt Road. All other fences belong to the respective homeowners and will have to be maintained by those homeowners...to Association standards and architectural requirements.
- One street light repaired.
- We processed 29 covenant violation cases and implemented a parking ticket option for use as needed.

Dave summarized our covenant violation cases:

- 13 garbage containers not stored out of sight
- 10 landscaping and fence maintenance issues
- 3 political signs
- 1 unauthorized storage unit
- 1 barking dog
- 1 feral cat

The meeting concluded with a general discussion and agreement that we need to continue enforcing the covenants, particularly with regard to landscaping and unkempt lawns. We will try epoxy paint on the pool tables, add rubber mulch to the playground muddy areas. We plan to replace the awning on the tennis court in the spring. If finances permit, we will look at replacing the existing lounge chairs at the pool. The Board committed to contacting the City to repair the paving depressions on Mountain Brook Boulevard. A homeowner asked that we look at having our landscape contractor maintain the entrances at Hursthaven and the two entrances on Canterbury Drive.

Dave Peebles
Secretary