

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

**Minutes - Board of Directors Meeting
8 January 2018**

The January meeting of the Board of Directors was held at 6pm on 8 January 2018.

Attendees:

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

The Board approved the December minutes.

Sam reviewed our finances. No problems with any areas at this time. Sam presented a new format for summarizing our capital reserve fund, which will be a significant improvement over the old summary.

The Board directed Sam to accept a payment of \$500 from Mr. C., which will cover his 2018 dues and the final \$100 from 2017. This action forgives \$100 in late fees.

The Board confirmed our December decision to proceed with the tennis court lighting project with the Lee Company for \$4076 and gave Neva the go ahead to start the project.

The Board approved purchase of a new refrigerator from Lowes for \$533.46. Dave will make the purchase and coordinate delivery and pickup of the old unit.

The Board decided to revisit the fence repair plan at the next meeting.

Dave reported on covenant violations. There are three active at this time. The Board also approved a change to policy. In the future, we will not restart the system every January. Instead, we will continue to use the three letter policy for all violations, regardless of when they begin and enforcement will continue until the problem is corrected. . After twelve months of no violations, the record for a violation will be removed.

Dave will get the tag number of the last abandoned car in the parking lot for Louie, who will work with Adam to identify the owner.

The next Board meeting will be on 12 February 2018.

Dave Peebles
Secretary

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