

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
15 October 2018**

Minutes: Board of Directors Meeting

Attendees:

Louie Ramirez	President
Doug Stork	Communications
Dave Peebles	Secretary

The Board approved the September minutes and financial reports for publication.

The Financial report was accepted for publication and file. No significant problems or events.

Dave reviewed our covenant cases. Since our last meeting, we opened and closed 15 cases, mostly visible garbage cans. One garbage can violation is still open and proceeding according to our protocol. One fence violation (M) is still open as are the three fence maintenance cases on Mountain Brook Boulevard. Dave will ask the three homeowners for an update. One landscaping violation is also still open and proceeding. Louie will try to call NS on his yard issue.

The W small claims action is still proceeding, we will have to hire a process server to present the claim to W. Louie will direct Adam to take that action.

The C foreclosure is in process and the court is waiting for a response from the owner/caretaker of the home.

The tennis court rehab is in process.

We have water leaks at both entrances. Louie will ask Mr. Farmer to fix them if they are on our side of the meter. Louie will also ask Mr. Farmer to

trim the crepe myrtle blocking the light at the intersection of Mountain Brook Boulevard and Canterbury Drive.

Louie will take Mr. Farmer's current contract and get a comparable bid from at least one other company.

The annual meeting is set for 12 November. Doug will contact Joey Cici and our councilman to see if they can attend and brief the current status of the various projects.

The pool is closed. Louie will coordinate a time to stack the chairs and umbrellas, etc.

We tabled any action on rusting mailboxes until the next regular meeting.

The next meeting will be the annual meeting on 12 November.

Dave Peebles
Secretary

Dave Peebles
Secretary