

**MOUNTAIN BROOK OF MADISON  
HOMEOWNERS ASSOCIATION  
94 CLEARBROOK COURT  
MADISON, ALABAMA 35758  
10 DECEMBER 2018**

**BOARD OF DIRECTORS MEETING  
MINUTES**

**Attending:**

Louis Ramirez	President
Neva Rogers	Vice-President
Ken Booth	Treasurer
Dave Peebles	Secretary
Sam Hizer	Accounting

Debbie Ball	Homeowner
Patty Mance	Homeowner

The Board approved the November (Annual Meeting) minutes and financial reports for publication.

Sam reviewed our financial reports. While we are on target in most areas, we are over budget in legal fees due primarily to the foreclosure action and the small claims action, with some impact from the legal costs associated with the Zierdt Road project. We expect to recoup most of these costs when the two actions are complete. The Board approved a payment to Mr. Z for his work on his fence, as previously agreed. The Board agreed with Sam that accounting will refer all bills/invoices over \$300 to the Board for approval before making payment.

Louie will draft a request for proposal for a new landscaping contract and coordinate with the Board. It will include the addition of maintaining all eight entrances. Our current contract only covers the four main entrance areas. Patty M. will forward the name of a recommended landscaper to include in the RFP.

Dave reviewed our active covenant violations. 100 Canterbury Drive promised to take action and has done nothing for over a month. The Board approved a final letter with a ten-day window, after which a fine and daily

finer will be assessed. Louie will talk to Mr. M. about his unstained fence and ask for a plan. Patty M. gave the Board a list of five homes with fences that need stain. The Board will review and take action as appropriate.

Dave will view the deteriorating shed at 113 Montrose and write a violation letter iaw our usual protocol.

The C. foreclosure action is in court for action. Ms. W. has talked with Adam about a payment plan. She currently owes \$5987. A monthly payment of \$250 for two years was discussed, but there appears to be no penalty for non-payment. Louie will ask Adam if we can require W. to agree to an uncontested wage garnishment if she does not make her payments.

The Board approved and signed a thank you card and \$100 gift card for our Webmaster thanking him for his service to the community.

The Board approved up \$150 for removal of some shrubs at the main entrance signs. Louie will coordinate.

The next Board meeting will be January 14, 2019.

Dave Peebles  
Secretary