

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

Minutes: Board of Directors Meeting

Attendees:

Louie Ramirez	President
Ken Booth	Treasurer
Doug Stork	Communications
Dave Peebles	Secretary
Bob Seaman	CPA
Patty Mance	Homeowner
Barry Wesson	Homeowner

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

Bob reviewed our finances. We are in good shape for the rest of the fiscal year and have ample funds in reserve. The two delinquent homeowners cases are in foreclosure and small claims court.

Dave reviewed our covenant violation cases. We currently have seven open cases and six new potential violations to review. We closed four cases in the last month. Dave will write the three homes with Boulevard fence issues and ask for a status/plan (note: we gave the owners until the end of November to complete their repairs). Louie will call NS about clearing out his yard.

The Board agreed that the M structures must come down and that any solution should be temporary when workers are present or other unusual circumstances exist. Dave will draft a letter and coordinate with the Board members before sending. Dave will also start a violation case on the wrought iron fence at 103 Carlisle. It was installed without Board approval and would not have been approved for style and positioning in the front yard, which is not and has never been approved for any homes in the Association.

We reviewed the new parking tickets. Apparently the advance warning letter was quite effective and we have not had to write any tickets so far.

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We reaffirmed that the Police Department will respond to a complaint or complaints about cars blocking the sidewalk.

Louie will call Chuck Farmer about trimming the overhanging trees along the sidewalks. Barry Wesson gave us some useful information regarding landscaping contracting. Louie will research and report back to the Board.

We plan to close the pool on October 15. Louie will advise the pool service company.

The Annual meeting will be held on November 12.

The October meeting will be held on 8 October.

Dave Peebles
Secretary