

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
14 MAY 2018**

Minutes-Board of Directors Meeting

The May meeting of the Board of Directors was held on 14 April 2018 at 6pm.

Attendees:

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| Louie Ramirez | President |
| Ken Booth | Treasurer |
| Dave Peebles | Secretary |
| Bob Seaman | CPA |
| Dave Tousignant | Homeowner |

The Board approved the Minutes of the April Meeting.

Bob reviewed our financial status. We have no major issues except a number of seriously late dues from a number of homeowners. We have started foreclosure action on one home(The C house). Louie will consult with Adam on using small claims court for the other delinquent homeowners. In the case of the W house, we will have to forgive late fees and other charges to leave a total owed of no more than \$3000 (maximum for small claims). If successful in each or some of these, we will ask for an execution order, which allows the sheriff to seize person property and sell it to pay the amount(s) owed. Hopefully a warning letter with a 30 June deadline will preclude the need for small claims action.

The Board decided to ask Sam to add late fees to the Chesser fines and accumulate them indefinitely.

Louie will check with Adam on the status of our foreclosure action on the C house.

The Board approved the fence repair at the tennis court lot(\$1200) and pressure washing the brick signs(\$350) and reimbursement to Louie for those expenditures.

The Board approved the high quality repair for the tennis court with the money to come from the tennis court repair line and the pool repair line in the capital reserve fund. Total cost to be approximately \$7000.

The Board reversed its previous decision to maintain the fences on the inside of Mountain Brook Boulevard. Because we may have influenced decisions by certain homeowners, we will reimburse them for 25% or \$500 , whichever is less , of their cost(s) to make necessary repairs. Louie will write a letter to each and send to Dave for mailing and tracking.

The Board realizes that it is financially impossible to maintain the fences on Mountain Brook Boulevard, but will wait for a formal decision when all Board members are present. At that time, we tentatively plan to announce that the only fencing we will maintain will be at the pool playground, the tennis court parking lot, and the fencing on Zierdt Road.

Dave reported on covenant violations. We have 19 closed violations and 3 open cases, one for political signs, one for an unkempt yard and lawn, and one for a barking dog.

The pool is ready for use and will officially open Saturday, 26 May. Emily Pierce will be our pool attendant for the new season at the same salary as last year. Paula will be our cleaning person for the new season at the same salary as last year.

We are going to ask our handyman, Lee Holtz to remove the old tables at the pool and move the aluminum picnic tables into the pool area. We will look for a solution that will allow the umbrellas to be used.

Next meeting: 18 June 2018

Dave Peebles
Secretary