

**MOUNTAIN BROOK OF MADISON  
HOMEOWNERS ASSOCIATION  
94 CLEARBROOK COURT  
MADISON, ALABAMA 35758  
14 JANUARY 2019**

**BOARD OF DIRECTORS MEETING  
MINUTES**

Attending:

Louis Ramirez	President
Neva Rogers	Vice-President
Ken Booth	Treasurer
Doug Stork	Communications
Dave Peebles	Secretary
Sam Hizer	Accounting
Patty Mance	Homeowner
Barry Wesson	Homeowner

The Board approved the December 2018 minutes for publication.

Sam reviewed our finances. We are over budget primarily due to legal costs, which we will recoup after our legal actions are completed. 44% of our homeowners have paid their annual dues, more than would be expected at this time. Sam received the first monthly check from homeowner W. Those payments are due monthly, no later than the last day of each month.

Dave reviewed our covenant violations. 100 Canterbury has been fined and is accumulating daily fines, which are billed monthly.

The Board directed Dave to initiate a covenant violation case on the lawn at 100 Remington Road and a case on the shed at 113 Montrose.

Ken will furnish Dave with a list/map of homes on Canterbury Drive that need fence stain. Once Dave has that list, he will write a request to each homeowner and M asking them to complete staining no later than 30 April.

The Board directed Dave to respond to Mrs. Rajan quoting the covenants section referring to basketball goals and further to suggest using a moveable goal.

The Board noted that the water systems at both main entrances are shut down due to leaks in those systems.

Louie will contact the tennis court contractor and ask him to work on the cracks that have reopened.

The Board agreed that we need to look for a new landscape contractor. Louie is working on sources and will work on getting bids.

The next meeting will be on Tuesday, 12 February if Teddy Powell will attend. Otherwise we will meet on Monday 11 February.

Dave Peebles  
Secretary