

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
12 AUGUST 2019**

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Neva Rogers	President
Ken Booth	Vice-President
Dave Peebles	Secretary
Doug Stork	Communications
Patty Mance	Member
Bob Seaman	Accounting
Paul Caplinger	Homeowner
Lisa Caplinger	Homeowner

The Board approved the July minutes for publication.

Bob reviewed our financial reports and accepted a check in the amount of \$18278.52 generated by the foreclosure sale of 97 Fernbrook Court. In the W case, she is two months behind in payments. Adam will reinstate all late fees and penalties as agreed with W, and begin collection efforts. Patty will try to identify W's employer and pass that information to Adam. With the deposit of the foreclosure money, our situation looks solid with no major issues.

We reviewed seven active covenant violations and identified five new cases. Dave will initiate the process for each. Neva will talk to the owner of 102 Indian Crest and send copies of our correspondence on 100 Remington Road to the owner (S).

The Board approved Ken installing a new lock on the outside restroom that automatically locks. The Board approved Ken paying a locksmith to key the lock so that our current pool keys will operate the lock.

It appears that the Zierdt Road fences at 100, 102 and 98 Clearbrook may not be removed and replaced during the road project. If they are not, the Board approved Dave contracting for the HOA with Jones fence to replace those fences when ALDOT replaces the fences they have removed.

The street light at 111 Montrose is completely blocked by a large crepe myrtle. Dave will contact the city to request trimming.

The flood lights at the pool (attached to the clubhouse) are not working properly. Neva will contact Lee Electric to make repairs as necessary.

With regard to the new blue recycling cans, the Board decided to wait and see if we have a “visibility” problem before taking any action.

It appears that the pool is leaking. Neva will contact Alabama Leak Detection and request an inspection/evaluation.

We need the name of the new owner of 97 Fernbrook. Neva will check. The Board decided to hold on any covenant enforcement actions to give the new owner some time to move the current occupants and take control of the house.

We set the date for the annual meeting for 14 October at 6 pm.

The next Board meeting will be on 9 September at 6pm.

Dave Peebles
Secretary