

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
11 NOVEMBER 2019**

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Ken Booth
Patty Mance
Doug Stork
Holley Kushniryk
Dave Peebles
Bob Seaman CPA
Nelson and Charlene Chatelain (new owners of 97 Fernbrook)

Bob reviewed our finances. We are in good shape now that our legal costs have been covered by the foreclosure. Bob recommended that we look at reallocating the funds in the reserve fund, perhaps in the early part of the year.

The Board held elections with the following officers selected:

| | |
|---------------------------|------------------|
| President | Ken Booth |
| Vice-President | Patty Mance |
| Treasurer | Ken Booth |
| Secretary | Dave Peebles |
| Communications | Doug Stork |
| Clubhouse/Pool Operations | Holley Kushniryk |
| Webmaster | Damon Dougherty |

Street Monitors were assigned as listed below:

| | |
|-------------------------------------|--------|
| Canterbury and Hursthaven | Ken |
| Clearbrook and Fernbrook | Patty |
| Remington, Overton and Indian Crest | Holley |
| Montrose and Carlisle | Dave |
| Sharpsburg and Euclid | Doug |

Other prime responsible officers:

| | |
|---------------------------|--------|
| Landscape Coordination | Ken |
| Legal Liaison | Ken |
| Pool/Clubhouse Activities | Holley |

Pest Control
Architectural Committee

Holley
The Entire Board

We will ask Sam to include directions to the HOA website on the annual dues invoices for all homeowners.

The Board approved an exception to the covenants to allow 8 foot back fences(only) for homes whose back yards directly face Town Madison. Approval will still be required as will our standard stain: Behr Tugboat SC-141, available at Home Depot. Our method of communicating this decision to the appropriate homes is to be determined.

Ken will contact Neva for information on our landscape contract for updating in the spring.

Dave will call Madison Public Works to see if they will add sidewalks where we are missing sections.

Dave will add the HOA website address on the Board Officer list for posting at the clubhouse.

Ken will look at writing a newsletter that will include a number of topics, including mailbox maintenance.

The Board directed Dave to initiate a covenant violation for the overgrown vacant lot at 104 Overton.

The next Board meeting will be on 9 December.

Dave Peebles
Secretary