

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

**BOARD OF DIRECTORS MEETING MINUTES
9 SEPTEMBER 2019**

Attending:

| | |
|------------------|----------------|
| Neva Rogers | President |
| Ken Booth | Vice-President |
| Dave Peebles | Secretary |
| Holley Kushniryk | Member |
| Patty Mance | Member |
| Sam Hizer | Accounting |

The Board approved the August minutes for publication.

Sam briefed the Board on our financial situation. Now that we have the proceeds of the foreclosure sale, we are in good shape financially. Financial reports are published on the Association website.

We reviewed current and suggested covenant violation cases. We have opened and closed 45 cases this year and have 9 active cases. A new case was directed for a home on Canterbury Drive.

We confirmed that the Annual Meeting will be at 6pm on 15 October. Dave will set up signs at both entrances about ten days in advance of the meeting. We will coordinate the agenda by email. Joey Cici and Teddy Powell will be first up if either or both attend. Since all members are in their first year after last year's elections, no election will be necessary.

Alabama Leak Detection will inspect the pool leak on Friday. We will ask for an estimate and then evaluate the cost of repairs vs the cost of accepting the leak and adding water as needed.

Dave was instructed to start a covenant violation case on 97 Fernbrook for parking on the street and hold until 15 September to start a case on the house appearance violations.

Neva will contact Anders pool service about the underwater light timing (they shut down before closing at 10pm). Neva will also recontact Lee Electric concerning the flood lights mounted on the clubhouse. One is not operating and the other is operating sporadically.

We are on standby for the results of Adam's negotiation on the W house.

Ken completed the installation of the new lock on the outside restroom door. It now locks automatically when closed and requires a pool key for access.

The street light at 111 Montrose is still blocked, Dave will call again.

We approved purchase of a new pool rake (Holley will purchase).

We will keep the pool open until at least the next Board meeting.

Dave Peebles
Secretary