

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
8 JULY 2019**

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Neva Rogers	President
Ken Booth	Vice-President/Treasurer
Dave Peebles	Secretary
Patty Mance	Member
Holley Kushniryk	Member
Barry Wesson	Homeowner
Debbie Ball	Homeowner
Neal Cowen	Homeowner
Sam Hizer	Accounting

The Board approved the June minutes for publication.

Neal Cowen asked the Board to contact the owner of 145 Canterbury Drive and ask that the cuttings and trimming debris be removed from the yard. The Board agreed.

Sam reviewed our finances. We are over budget by \$1300, which should be covered by our foreclosure action on the C house. Otherwise, we are in good shape. Sam recommended that our reserve fund be at least equal to our annual budget.

We reviewed our Covenant violations. We have two at this time: 139 Canterbury Drive and 100 Remington. The Board directed that the owner of 100 Remington be fined iaw our protocol. No significant visible action has been taken to correct the violation.

The Board decided to continue with our covenant violation protocol, but assign each Board member a street or streets to monitor. If a violation is

observed, the monitor will email the Board and if a total of four members agree, a violation case will be opened.

Monitors:

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

The Board reviewed a letter from Mayor Finley to John Somsel detailing road work scheduled for Mountain Brook. Mountain Brook Boulevard and Euclid are scheduled for resurfacing in 2020. Remington, Montros, Sharpsburg, Indian Crest and Overton are scheduled for 2022. There is also a sidewalk enhancement being developed for 2020.

The Board approved payment of \$519 to Window Genie for gutter and soffit cleaning.

The Board approved up to \$200 for new pool rules sign(s) designed by Holley.

The Board reviewed the letter from Craig Swinney concerning installation of a high pressure sewer line in the U&D easement. It is not clear what the scope of the project is and it is not clear if our entrance signs will be impacted. Neva will call Mr. Swinney for clarification.

The next Board meeting will be on 12 August at 6pm at the clubhouse.

Dave Peebles
Secretary