

**Mountain Brook of Madison  
Home Owners Association  
94 Clearbrook Court  
Madison, Alabama 35758  
9 December 2019**

**BOARD OF DIRECTORS MEETING MINUTES**

Attending:

Ken Booth	President
Patty Mance	Vice-President
Dave Peebles	Secretary
Holley Kushniryk	Clubhouse/Pool
Sam Hizer	Accounting

The Board approved the November minutes for publication.

Sam reviewed our finances. We are going to finish above budget due to recent collections. The Board also confirmed approval of the 2020 Budget.

We have no active covenant violations at this time. The Board plans to revisit the wooden structure(s) at 100 Remington in February if they are not removed by then.

The Board reviewed a proposed notice to affected homeowners about the exception to the covenants with respect to fence height(8 foot fences will be allowed on those homes whose back fences face Town Madison). Ken will include in the newsletter he is writing.

Ken will contact Chuck Farmer and ask him for a copy of his contract for us to review and revise.

Dave reported that our Councilman, Teddy Powell has advised that sidewalks are the responsibility of the homeowner or the HOA. The city will not install them.

The Board approve \$725 for pool repairs by Anders Pool.

Ken will ask the gutter company we used for the Clubhouse repairs to pressure wash the pool deck and chairs before we open the pool next spring. Dave advised that the cover for the playset will have to be replaced after this season.

The next Board meeting will be on 15 January.

Dave Peebles  
Secretary