

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
20 May 2019**

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Louis Ramirez	President
Neva Rogers	Vice President
Ken Booth	Treasurer
Dave Peebles	Secretary
Sam Hizer	Accounting
Barry Wesson	Homeowner
Patty Mance	Homeowner

The Board approved the April minutes for publication.

Sam reviewed our finances. We are in good shape, but over budget primarily due to legal fees involved in the C house foreclosure and the W house issue with monthly payments. We confirmed the monthly payment to Chuck Farmer at \$1314/month ending in February 2020. We also approved payment of \$519 to Window Genie to make repairs and clean the gutters and soffits at the clubhouse. We also approved the latest payment to Adam for \$3323.01.

Review of covenant violations: Two visible garbage cans and 100 Remington Road. We will write a final warning letter to the owner and more specifically outline what needs to be done and advise that he has until June 30, at which time a fine and daily fine will be assessed. Dave will coordinate the letter with the Board members before sending.

Ken will contact the project manager for the 105 Indian Crest construction project and set up a meeting for us to review the plans for the structure. Ken will also advise that we will not be able to approve the plan until the annual dues and late fees are paid in full.

The C house will be sold at auction on 10 June. The buyer will be required to pay the Board legal fees and delinquent dues and late fees.

We will distribute our letter asking for more attention to landscaping within the next week.

Dave will put a notice on the trailer in the overflow lot advising that the trailer will be towed in not moved by 30 June 2019.

The clubhouse air conditioning unit is not working. Neva will contact Alabama Climate Control to make repairs.

Louie will leave the Board on 31 May. Neva will replace him as President. We elected Patty Mance and Holley Kushniryk to be new Board Members.

The next Board meeting will be on 17 June.

Dave Peebles
Secretary

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