

**MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758
17 JUNE 2019**

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Neva Rogers	President
Ken Booth	Vice-President/Treasurer
Dave Peebles	Secretary
Doug Stork	Communications
Holley Kushniryk	Member
Sam Hizer	Accounting
Blake Alison	Accounting
Yvonne Tafoya	Accounting

The Board approved the May minutes for publication.

Sam reviewed our finances. We are over budget for the month and year due to legal fees, which we hope to recoup as the C house foreclosure is completed. W is now in arrears on monthly payments as agreed. Neva will talk to Adam about our next action. The Board approved two payments to Alabama Climate Control for \$171.50 and \$5400(HVAC repair and replacement). We have three homeowners still in arrears. Dave will write a letter to each advising them of our intention to attach a lien to their property if payment in full is not received by the end of June.

We reviewed covenant violations. The trailer is gone from the tennis court parking lot. Neva will talk with the F homeowner about a date certain for painting their white lattice barrier. We reviewed a video of the dog barking at 101 Canterbury Drive and all agreed that it is a clear violation of the covenants. Dave will try to write a letter to the actual owners of the house and advise them of the problem. It was noted that the actual owners are also in arrears on their annual dues.

The C home is now scheduled for foreclosure sale on 15 July.

Window Genie is scheduled to clean and repair the gutters and soffits at the clubhouse on 27 June. Ken will monitor.

We approved a new rules sign proposed by Holley. She will make arrangements to have it made and attached to the pump room door.

Our next meeting will be on 8 July 2019.

Dave Peebles
Secretary