

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

**BOARD OF DIRECTORS MEETING
MINUTES**

Attending:

Louis Ramirez	President
Neva Rogers	Vice President
Ken Booth	Treasurer
Dave Peebles	Secretary

The Board approved the March minutes for publication.

We did not have a financial review. We did agree to ask Sam to put a notice on the next invoices going to homeowners in arrears on their annual dues. The notice will advise that at the end of June we will initiate lien action on all unpaid dues. The June invoices will also remind the affected homeowners that we will take action at the end of June.

We reviewed current covenant violation issues and determined that the 100 Canterbury Circle home fence(both sides) adjacent to 146 Canterbury Drive belongs to and is the responsibility of the owner of 100 Canterbury Circle. Dave will advise the owner via email.

We confirmed that the pool will open on 11 May and that we will pay the new pool person \$200/month.

We approved hiring Window Genie to clean the clubhouse soffits, gutters and roof sections. Louie will contact.

We approved a payment of \$1105 to Lee Holt for painting the poolside tables and staining the play set.

We continued our contract with Chuck Farmer at the rate of \$1314/month. Chuck will fix the water systems at the three "wet" entrances. Louie will ask him to put flowers in all four main entrance flower sections, check on mulch and clean up the other 6 entrances.

We concluded that the tennis court cracks are as good as we are going to get unless we do a complete rebuild of the surface and subsurface structures. No action at this time is planned.

We concluded that 105 Indian Crest is owned by Mr. Nabras. Sam will continue to invoice and we will start lien action along with any other delinquent accounts at the end of June.

Our next meeting will be 13 May 2019

Dave Peebles
Secretary