

**MOUNTAIN BROOK OF MADISON  
HOMEOWNERS ASSOCIATION  
94 CLEARBROOK COURT  
MADISON, ALABAMA 35758  
12 FEBRUARY 2019**

**BOARD OF DIRECTORS MEETING  
MINUTES**

Attending:

Louis Ramirez	President
Ken Booth	Treasurer
Dave Peebles	Secretary
Sam Hizer	Accounting
Patty Mance	Homeowner
Margaret Gilcrest	Homeowner
Marnesha Gilcrest	Homeowner
Teddy Powell	City Councilman
Joey Ceci	President, Breland Company

Teddy briefed on items of interest to the community. Widening of Hughes Road, Wall Triana and Sullivan streets is to begin in the spring. Of interest to Mountain Brook, a temporary traffic light for the southern entrance to Mountain Brook will be put in place. This light will serve until the end of the resurfacing project and be replaced by a permanent light in the same location. Timing may well result in a period when there will be no light, but the project manager will try to limit this period to as short as possible. Both Joey and Teddy confirmed that there has been a delay in the Road project because there are some underground utilities have not been relocated. There is no clear time when that work will be completed, so the project is not moving forward at this time

Joey briefed that they should start selling lots in the new residential area in the next 4-6 weeks. The single family homes on the outer perimeter (next to Mountain Brook) will sell for \$500, 000 and the garden/carriage homes on the inner streets will sell for \$350,000. There will be three builders working in the new area. The stadium is projected for completion in December 2019-January 2020. The 565 on and off ramps, are projected to be completed by Spring 2020. Joey left a photo map of the new areas. There are a number of new stores/retail businesses currently negotiating with Town Madison, but the names of the businesses are still in negotiation and not releasable at this time.

The Board approved the January minutes for publication and approved the budget for 2019. We also approved the transfer of \$7554.86 from the general account to the reserve account.

We reviewed all outstanding covenant violations, most of which are requests for homeowners to stain/repair their fences by the end of April. We will send a final reminder on the first of April.

Louie will talk with Adam about how and if we can change the covenants and get Adam's advice on if and how we should proceed. The topic is the prohibition on basketball goals---should we conduct a community-wide vote (perhaps by using mail-in cards) on whether to change the covenants or keep and enforce the current restriction.

Louie will call our handyman to see if he is still willing to rehab our pool picnic tables.

We set the pool opening date for Saturday 11 May.

Louie will initiate a bid for landscaping services.

The contractor for the tennis court has not returned to look at the cracks and see if there is anything else he can do.

The C house foreclosure is ready to go, we are waiting for the court to set the sell date at which time we will bid for what we are owed and the new owner will have to settle our lien before taking ownership. This should recover all our legal fees and past dues and late fees.

The Board approved our parking committee chairman putting a parking warning on the truck now being parked on the street at 152 Canterbury Drive. If different trucks are parked in rotation, we will view them all as the same vehicle for violation purposes. If a fine is warranted, the committee chairman will get approval from the Board before posting the ticket.

Next meeting will be 11 March 2019.

Dave Peebles  
Secretary