

# ***Mountain Brook of Madison Homeowner's Association***

## ***BoD Meeting Minutes***

March 3, 2009

### **I. Call to order**

**Austin Omlie** called to order the regular **BoD meeting** of the **Mountain Brook of Madison Homeowner's Association** at **6:35** on **March 3, 2009** in the **Mountain Brook club house**.

### **II. Roll call**

Melody Langevin conducted a roll call. The following persons were present:

<b>Regular Attendees</b>	<b>Attended...</b>	<b>Other Attendees</b>
Austin Omlie	?	Chase Baerlin
Stanley McMurtrie	?	
Melody Langevin	?	
Lisa Galentine	?	
Tom Keeney	?	
Donna Brown		
Bob Seaman		
Crystal McClafin	?	
Eric St. John	?	

### **III. Approval of minutes from last meeting**

**Melody Langevin** read the minutes from the last meeting. The minutes were approved with minor corrections to be completed before posting to the website.

### **IV. Open issues**

- a) In accordance with the newly passed federal regulations, the intake cover in the Mountain Brook pool must be replaced. This will require draining the pool. At that time, the lining will be inspected for cracks and one in-pool light fixture will be replaced.

### **V. New business**

- a) Create flyers for alerting residents of parked cars in the street which are in violation of the covenants. Item of interest was raised regarding family members that may have moved back home due to the current economic situation and job losses.
- b) The Board has determined that after the filing of lean actions on delinquent accounts, the HOA will pursue a claim action through the Madison County probate court after 90 days.

- c) Mr. Omlie filed a claim action for reimbursement with the Clerk's Office at City of Huntsville on 27<sup>th</sup> February 2009 for the fence accident in the summer of 2008.
- d) As of March 2009, Eric St. John has been appointed as the Club House Manager for the Mountain Brook community.
- e) The community pool season for 2009 is tentatively scheduled to be open from May 16<sup>th</sup> to September 27<sup>th</sup>. Discussion of potential code requirements for the pool area fence height and access for pool entry. More to follow.
- f) We are in the process of investigating a suspected water leak in the main water line and the potential fees for diagnosis
- g) Pursuing quotes for landscaping bushes.

## **VI. Adjournment**

**Austin Omlie** adjourned the meeting at **8:12**.

Minutes submitted by: **Melody Langevin**

Minutes approved by: BoD at **7:10** on **April 7, 2009**.