

Mountain Brook of Madison Homeowner's Association

BoD Meeting Minutes

August 4, 2009

I. Call to order

Austin Omlie called to order the regular **BoD meeting** of the **Mountain Brook of Madison Homeowner's Association** at **6:30** on **August 4, 2009** in the **Mountain Brook club house**.

II. Roll call

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

Regular Attendees	Attended...	Other Attendees
Austin Omlie	√	Kirt Mitchell
Stanley McMurtrie	√	Mark Thompson
Melody Langevin	√	
Lisa Galentine	√	
Tom Keeney	√	
Donna Brown	√	
Bob Seaman	√	
Crystal McClaflin		
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. Old Business

- a) The following are currently under revision, but are planned for completion by the next board meeting: Clubhouse rental contract, revised pool rules, and the list of possible future capital improvements.
- b) Major repair on the clubhouse has been completed. The board is in the process of purchasing new furniture.
- c) A side corner piece on the pool has broken off. The board is in the process of getting that piece repaired ASAP.
- d) The board has decided to expand the current Cook's contract to include pest control for the clubhouse.
- e) The discussion concerning advertisement on the Mountain Brook website has been postponed until next year due to concerns about starting a money making activity since the Association is a non-profit corporation.
- f) The board considered input from homeowners regarding late fees and determined to only apply the \$25 late fee for late payment of dues and not apply the \$25 additional monthly late fees to delinquent homeowners only for

this year. After all the discussion on the annual dues and late fee issues, the board has agreed that a more detailed explanation will be developed to be included in the annual newsletter and posted to the website. This will hopefully remove any confusion regarding the payment of the annual dues and define the application of late fees (including the monthly late fees) clearly for next year.

- g) The board has discussed and considered requests regarding the late assessment delinquency fees and is going to offer settlement of the matter for a \$25.00 late fee to four homeowners.

V. New Business

- a) The light switch for the Tennis courts must be switched off before leaving the premises. The board is in consideration of renewing the sign.
- b) The board is in the process of developing a welcoming package for new homeowners.
- c) The pool will close on the last weekend in September (9/27).

VI. Adjournment

Austin Omlie adjourned the meeting at **8:19**.

Minutes submitted by: **Melody Langevin**

Minutes approved by: BoD at **8:44** on **August 11, 2009**.