

**MOUNTAIN BROOK OF MADISON
HOME OWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, AL 35758**

5 AUGUST 2013

Minutes - Board of Directors Meeting

The August meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 5 August.

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice President
Pat Haas	Treasurer
Dave Peebles	Secretary
Bob Seaman	CPA

The Board approved the July meeting minutes.

Bob presented our financial information. All is in order and there are no significant problems. The Board elected to waive the late fees for Mr. Profit, since Mr. Snow had told him the Board would waive those fees. The Board directed Dave to email Mr. Profit and advise him that the fees were waived for this year, but would not be waived in the future.

The Board resolved that the authorized signatures for signing checks will be Mr. Seaman, Mr. Pierce, President, and Mr. Haas, Treasurer. Bob will inform the bank.

We reviewed covenant violations and have four active and being monitored. Mr. Pleasant will be sent his first formal letter about shielding his air conditioning units. The Board directed Dave to notify Ms. Chesser and Mr. Breen that their pool and facility Access is suspended until they pay their dues and fines.

We discussed pool and clubhouse cleaning. Mark will contact a neighborhood resident to see if she is interested.

The Board approved the fencing in of the area behind the pool, opening the gate, and installing two picnic tables and two grills. Dave will proceed with the fence contract and Mark will work on acquiring the tables and grills. At the same time, Mark will ask Chuck Farmer to open the gate area and install drains on the pool deck corners.

Pat has a problem with a downed tree in his neighbor's yard that diverts rainwater into Pat's yard and house. Mark will talk with the neighbor. If there is no action by next week, Jon will direct Dave to start a violation file.

The Board approved Mark buying new cleaning tools for the clubhouse.

The next Board meeting will Monday, 9 September.

Meeting adjourned at 7pm.

David Peebles
Secretary