

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

**Minutes - Board of Directors Meeting**

The May meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 6 May 2013

**Attendees:**

Jonathan Pierce	President
Nason Snow	Treasurer
Dave Peebles	Secretary
Cindy Vanburg	Legal Coordinator
Pat Haas	Communications
Bob Seaman	CPA
Susan Pierce	
Absent	Mark Thompson

The Board approved the April Board meeting minutes.

Bob briefed on our financial situation. Lien action has started against two homeowners who have not paid their annual dues. The Liska property bill will now include the \$25/month late fee since the inception of the problem. While we may never recover, we will continue to accumulate fines indefinitely. The bill is at \$3400 at this time.

**Boulevard Fence Report:** Cindy reviewed our current knowledge on the Boulevard fence. According to our attorney, if the fence is within 15 feet of the curb, the association is responsible for maintenance. If it is more than 15 feet from the curb, the homeowner owns the fence and is responsible for repair and maintenance. We will do a more precise set of measurement to be certain, but a preliminary set of measurements show the fencing is more than 15 feet from the curb. We will communicate this knowledge to the affected homeowners as soon as the precise measurements are completed.

**Liens:** Cindy reported that it is best to use a lien in the case of most unpaid dues or accumulated fines. Once a lien is established, we do not have to add more fines as they accrue. We established \$200 as the threshold for initiating the lien process for unpaid fines. Unpaid dues will continue to be forwarded for a lien in accordance with our current practice.

**Landscaping:** Dave will contact Chuck Farmer and ask him to start trimming the shrubs as before on Mountain Brook Boulevard. He will also ask him to pressure wash the four entrance signs. He will also ask him for an estimate on supplying power to the southernmost sign at the north entrance.

**Swimming Pool:** The pool is repaired and ready for opening on 18 May.

**Clubhouse Chimney Repair:** The Board approved repair of the chimney for \$500.

**Party:** The Board decided not to spend any money on a community party this year.

**2014 Budget.** We will need to publish/present our planned 2014 budget in August for community review. Dave will forward the requirement to Crystal.

**Street Parking Issues:** The Board directed Dave to send violation letters to the homeowners at 100 Remington and 107 Montrose for parking on the street.

Mr. ® refused to sign the Board Code of Ethics agreement. As a result, the Board removed him from his duties as Treasurer. Pat Haas will assume those duties. Dave will advise our CPA not to recognize Mr. ® as Treasurer, effective immediately.

The meeting was adjourned at 7pm.

The next Board meeting will be 3 June 2013.

Dave Peebles  
Secretary