

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

**9 SEPTEMBER 2013**

**Minutes - Board of Directors Meeting**

The May meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 9 September 2013

Attendees:

|                 |                   |
|-----------------|-------------------|
| Jonathan Pierce | President         |
| Mark Thompson   | Vice President    |
| Dave Peebles    | Secretary         |
| Pat Haas        | Treasurer         |
| Susan Pierce    | Member            |
| Cindy Vanburg   | Legal Coordinator |
| Kathy Thompson  | Clubhouse Manager |
| Loren Damon     |                   |
| Sheila Damon    |                   |
| Bob Seaman      | CPA               |

The Board approved the August meeting minutes.

Bob briefed on our financial status. Everything looks good for the rest of the year and for next year. We have only two homeowners who have not paid their dues or fines associated with late dues. The Board voted to give each homeowner a \$50 credit on their dues for 2014. The payment will be billed for \$350 for 2014. The Board approved a check for the Grainger company for \$3234.54 for two grills and three picnic tables for the new picnic area behind the pool. Dave will coordinate. It will take about a month for delivery to the clubhouse.

The Board approved the purchase of up to \$800 in new cleaning equipment for the clubhouse. Mark will coordinate.

Loren Damon will replace Mark as our maintenance person. Mark will continue to assist as needed. The Board voted to pay Loren \$15/hour.

Kathy Thompson will be leaving her position as Clubhouse manager and will work with the new manager, to be named.

Sheila Damon will take over clubhouse and pool restroom cleaning. The Board voted to pay Sheila \$150 for her first deep cleaning of the clubhouse and then \$100 quarterly as needed. Sheila will clean the pool bathroom weekly when the pool is open for \$25 per cleaning, usually weekly if needed.

When the new picnic area is ready for use, it will be open when the pool is open and upon request/reservation when the pool is closed.

Cindy will talk with our attorney about the three entrance signs that appear not to be located on a sign easement. We are concerned about what will happen with respect to the brick signs when the city starts to acquire land for the Zierdt Road project.

The tennis court lights are malfunctioning. Mark will call Mr. Electric for repairs.

Dave will write two new covenant violations, one for 100 Overton (AC enclosure) and 108 Hurst haven (overgrown flower beds).

Next meeting will be on 7 October.

Annual meeting will be on 22 October.

Meeting adjourned at 720pm

Dave Peebles  
Secretary