

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

1 JULY 2013

Minutes - Board of Directors Meeting

The May meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 1 July 2013

Attendees:

Jonathan Pierce	President
Mark Thompson	Vice President
Susan Pierce	Board Member
Pat Haas	Treasurer
Dave Peebles	Secretary
Cindy Vanburg	Legal Coordinator

The Board approved the June meeting minutes.

We did not do a financial review at this meeting.

Two motions were passed:

The Board will consider trees that endanger infrastructure will be considered the same as sick or dying trees and homeowners will not have to ask permission to remove them.

The Board elects not to monitor or enforce the requirement that homeowners ask permission to remove trees, reserving the right of future Boards to decide to change this decision and the right of this Board to reverse this decision.

The Board will not remind the two homeowners of their promise to replace their mailboxes no later than July 31. If the repairs are not completed, the Board will give them a final ten-day notice before assessing fines.

Dave will send the first formal letter to the homeowner at 107 Overton regarding the need to shield/enclose the home air conditioning units.

Dave will send the first friendly letters to homeowners on Overton who are not maintaining their flower beds and lawns.

Dave will contact Cook's pest control about treating the pool/clubhouse area for ants and chiggers.

The Board approved Dave getting estimates to enclose the area behind the pool, opening the back pool gate and installing picnic tables and charcoal grills. Included will be two drains at the pool shrub beds on the southern corners of the beds.

The next meeting will be 5 August 2013 at 6pm

Meeting adjourned at 7pm.

David Peebles
Secretary