

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

4 NOVEMBER 2013

Minutes - Board of Directors Meeting

The October meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 4 November.

Attendees:

Mark Thompson	Vice President
Pat Haas	Treasurer
Susan Pierce	Member
Dave Peebles	Secretary
Cindy Vanburg	Legal Liaison
Bob Seaman	CPA
DJ Klein	City Councilman
Scott Leach	GarverUSA
Kathy Martin	GarverUSA
Phil Prior	
Donna Brown	Board Member Elect
Michael Seaton	

The Board approved the October meeting minutes.

Bob reviewed our finances. All is in order. He will mail out the 2014 budget with the annual dues bill in December.

Scott Leach reviewed the upcoming Zierdt Road project and we discussed various aspects of the project and impacts on Mountain Brook and our residents.

Mr. Leach confirmed that the wood fence along Zierdt Road will be replaced in kind by the contractor. The brick entrance signs should not be affected by the project. Mr. Leach explained that the original drawings were worst case and have now been changed to more accurate. The fence will be removed for the construction easement and replaced on the almost the same line it is now, except for the northern most lost which will lose about ten feet from the north end. We will lose the maple trees along Zierdt because they were placed in an easement. The temporary construction easement will extend twenty to twenty five feet to the west from the existing fence. The Mills and Hwangs will lose a maximum of two feet, Peebles, Tysen, and Boyers will lose a maximum of one foot. Boyers on the north side of the north entrance will lose a maximum of one foot. Omlie

will lose about ten feet on the north end, resulting in an angled fence. Construction on our side should begin in the summer of 2016.

We reviewed covenant violations.

Mr. Seaton(103 Montrose) agreed to removing the plastic tape, cover the wood piles with a camouflage tarp and plant hydrangeas or a similar flowering plants nlt 30 April 2014.

The other covenant violations are:

100 Canterbury
110 Canterbury
113 Remington
105 Clearbrook

Meeting adjourned at 750pm.

Next meeting will be the Annual Meeting at 6pm, 22 October followed by a regular meeting on 4 November.

Dave Peebles
Secretary