

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

**Minutes - Board of Directors Meeting
14 August 2017**

The August meeting of the Board of Directors was held at 6pm on 14 August 2017.

Attendees:

Louis Ramirez	President
Neva Rogers	Vice President
Ken Booth	Treasurer
Dave Peebles	Secretary
Emily Pierce	Pool Maintenance
Scott and Kritsana Harden	Homeowners
Bob Seaman	CPA

The Minutes for July had been approved by email.

Bob reviewed our finances and furnished the monthly financial reports. Four homeowners remain in arrears on their dues and fines. Two have liens and we will continue collection actions on the other two. We are currently over budget primarily due to increased legal fees.

Dave reviewed current covenant violations. The Board directed Dave to continue enforcement at _____ Canterbury with letter #2 and to start at new case for _____ Remington for the shrubs blocking the view at the corner of Montrose and Remington.

Dave will call Madison Code Enforcement to see who is responsible for the clearing vegetation from two street lights on Montrose. The lights are not effective with the vegetation blocking the lights.

Emily reported misuse of the pool restroom. Neva will check on an auto lock door lock so that the restroom is always locked and will require a pool key for the lock. Neva will also check with Stephens Electric about installing a motion activated flood light for the overflow parking lot.

Neva will also check with Stephens Electric on the repairs to the tennis court lights.

We had an extensive discussion about the ALDOT project. The Board has not seen an offer letter yet, but it appears from discussions with Adam, our attorney, that one offer will be made to each tract owner with the ALDOT estimate of the value of the HOA landscaping and the value of the respective homeowner's landscaping listed separately.

The HOA and homeowner would/will then negotiate the amount to go to each party. The Board agreed that replacement value would be the best way to allocate those funds. Louis will talk with Adam on 16 August for an update and clarification.

The next Board meeting will be on 11 September 2017

Dave Peebles
Secretary