

**MOUNTAINBROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, ALABAMA 35758**

Minutes-Board of Directors Meeting
10 July 2017

The July meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 10 July 2017

Attendees:

Neva Rogers	Vice-President
Ken Booth	Treasurer
Dave Peebles	Secretary
Angela Helton	CPA

The Board did not review and approve the minutes of the June Board meeting. We will complete that review and approval via email.

Angela reviewed our finances and reported no major issues. With regard to homeowners now seriously late in paying their annual dues (8 homeowners), actions are outlined in attachment 1 and will not be published on the website for the privacy of the affected homeowners.

Angela needs a W9 form from Paula Nichols or her son...whomever is cleaning the clubhouse.

Dave reported no new covenant violation cases at this time. We decided to hold on a violation case at _____ Canterbury and discuss the matter at our next meeting.

Dave has a new lock for the fence gate, but will try to contact Chuck Farmer to give him the new combination before installing the lock.

Neva reported that all abandoned cars have been removed from the overflow lot.

Neva will contact Jones Fence for quotes on fence repairs on a home by home basis --- we will then be able to decide on how much to do at one time.

Ken will contact the security company to find out how to access the security camera recordings.

We discussed at length the ALDOT letters for land, landscaping, and temporary construction easements. The Board wants Adam to reject the ALDOT offer to the HOA and request a "clean" offer to the HOA for HOA landscaping outside the fence without

combining HOA and homeowner appraisals/offers. Line 3 of the real property being acquired should have a total for only HOA landscaping. We will recommend to Adam that we meet with him and possibly affected homeowners. Dave will email Adam with our decision.

The next Board meeting will be at 6pm on 14 August 2017.

Dave Peebles
Secretary

1 Attachment