

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

Minutes – Board of Directors Meeting
12 June 2017

The June meeting of the Board of Directors was held at the Association Clubhouse at 6 pm on 12 June 2017

Attendees:

Louis Ramirez	President
Neva Rogers	Vice-President
Ken Booth	Treasurer
Dave Peebles	Secretary
Bob Seaman	CPA
Joey Cici	The Breland Company

The Board suspended the usual agenda and Mr. Cici briefed attending homeowners and the Board on current plans for Town Madison. He also answered questions from attending homeowners. He agreed to meet with concerned homeowners and Board members at 6pm on 13 June to actually walk the ground and see the area of concern. The group plans to meet at the 123 Montrose to conduct the inspection. Mr. Cici also informed the group that Town Madison has a new website available for anyone interested.

The Board reviewed and approved the minutes of the May Board meeting.

Bob reviewed our finances and reported no major issues. With regard to homeowners now seriously late in paying their annual dues (there are nine homeowners in this group----references by number from Bob's report(top to bottom) are used to protect the individual homeowner's privacy:

1. Will be sent a certified letter advising that we are preparing to place a lien on the property.
2. Will be sent a letter advising that we are preparing to place a lien on the property
3. This property has a lien in the amount of \$2595. Bob will discuss the situation with our attorney as to our next step.
4. Bob will begin action to attach a lien to the property. 5. Bob will begin action to attach a lien to the property.
6. Bob will begin action to attach a lien to the property.
7. Dues have been paid on this property.
8. Dues have been paid on this property.
9. This property has a lien in the amount of \$1767. Bob will discuss our next action options with our attorney.

Dave reported no new covenant violation cases at this time. A resident reported some general violations and was advised to use the contact the Board option on the HOA website and action will be taken, as appropriate.

Neva reported that our attorney is working on the last abandoned car in the overflow parking lot. The State requires him to communicate via regular mail. Once he has completed the process, we can hold an auction sale and possibly donate the vehicle. We will research the possibility of posted a sign that advises that abandoned vehicles will be towed after a set number of days....to be determined with our attorney.

Neva and Dave will collaborate on a protocol for maintaining the Boulevard fence.

Mr. Brown asked the Board to hire a real estate lawyer to represent the HOA with the city/state/the Breland company with regard to protecting our property values, specifically with regard to the proposed berm and shielding. Louis will talk with our attorney about our options.

Neva reported that Stephens electric will be looking at the problem with the tennis court lights within a week or so.

The Board approved paying the pool maintenance person \$50/week and the Clubhouse cleaning person \$25/cleaning, expecting weekly cleaning

The Board approved Dave working with Madison Locksmith to open the safe for \$100. If and once the safe is useable, we will decide whether to use it or sell it.

Louis will talk with the clubhouse manager about when and how to deactivate/activate the clubhouse alarm when renting the clubhouse.

The next Board meeting will be at 6pm on July 10.

Dave Peebles
Secretary