

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

**Minutes - Board of Directors Meeting
20 March 2017**

The March meeting of the Board of Directors was held at the Association Clubhouse at 6pm on 20 March 2017.

Attendees:

Louis Ramirez	President
Neva Rogers	Vice President
Dave Peebles	Secretary
Ken Booth	Treasurer
Crystal McClaflin	CPA

The Board approved the minutes of the 13 February meeting.

Crystal reviewed our financial status. We are on track compared to previous years. The financial statement will be available on the Association website.

The Board agreed to reaffirm the Board decision of 13 March 2014 to continue maintenance, repair and replacement of the Association fencing on Zierdt Road and on Mountain Brook Boulevard. While the fencing on the “inside” of the Boulevard is clearly not in the Association easement, we will maintain those fences, as well, with agreement of the homeowners. Crystal will establish a specific line item that will accumulate \$7500 per year for this purpose (up to \$75000).

Dave will get a quote from Jones Fence to complete the fence line on the left side of the Boulevard and report at the next meeting.

The Board approved the Capital Reserve Fund projection which includes the \$7500 mentioned above. See attached projection.

The Board decided to delay enforcement of the basketball hoop use restriction indefinitely. We will concentrate our enforcement efforts on other issues. The Board directed violation action on a tarped boat at one of our residences.

We discussed the abandoned cars in the overflow lot. Neva will contact Adam for advice on how to legally remove the cars.

We identified a number of primary persons for the following:

Swimming Pool Maintenance and Attendant	Neva Rogers
Clubhouse Rental	Holly Kushniryk
Clubhouse Cleaning Liaison	Louis Ramirez
Architectural Committee	Dave Peebles
Landscaping Coordination	Neva Rogers
Website News and Updates	Doug Stork

The next Board meeting will be on Monday 10 April 2017.

Dave Peebles
Secretary

CAPITAL RESERVE FUND ALLOCATIONS FIVE YEAR PROJECTION

SWIMMING POOL RESURFACE AND REPAIR	\$8000
POOL AND CLUBHOUSE FURNITURE	3000
TENNIS COURT RESURFACE	6000
FENCE MAINTANENCE AND REPAIRS PER YEAR UP TO \$75000 TOTAL	7500
EMERGENCY REPAIRS	2000
CONTINGENCY FUND TO COVER UNEXPECTED AND UNREIMBURSED COSTS OF ZIERDT ROAD WIDENING PROJECT.	10000
TOTAL	\$36500

**ON OR ABOUT 1 OCTOBER OF EACH YEAR, THE BOARD WILL ESTIMATE
THE AMOUNT OF EXCESS IN THE OPERATING BUDGET AND PREDICT**

HOW MUCH EXCESS WE WILL HAVE ONCE THE RESERVE BUDGET IS FULLY FUNDED. IF THERE IS A SIGNIFICANT EXCESS, THE BOARD CAN DECIDE TO REFUND THE EXCESS BY WAY OF A TEMPORARY CREDIT ON THE RESPECTIVE HOMEOWNERS ANNUAL DUES FOR THE NEXT YEAR.