

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

Minutes – Board of Directors Meeting  
8 May 2017

The May meeting of the Board of Directors was held at the Association Clubhouse at 6 pm on 8 May 2017.

Attendees:

|               |                |
|---------------|----------------|
| Louis Ramirez | President      |
| Neva Rogers   | Vice President |
| Ken Booth     | Treasurer      |
| Doug Stork    | Communications |
| Dave Peebles  | Secretary      |
| Bob Seaman    | CPA            |
| Deanna Esler  | CPA            |
| Angela Helton | CPA            |

The Board reviewed and approved the minutes of the 10 April meeting of the Board of Directors.

Bob Seaman introduced our new primary contact with his firm: Deanna Esler. They conducted a financial review. There are no significant issues at this time. Bob will check with our attorney on the status of existing liens and will send a letter to all homeowners in arrears on their dues that we will establish liens if they do not make their payments plus late fees. Dave will send Deanna a copy of our five year reserve fund plan for her records.

Louie has made arrangements for a pool attendant (Emily Pierce) and a clubhouse cleaning person (Paula Nichols). We plan to pay them the same as we paid last year. We will confirm those numbers with Deanna and our records and include them in next month's minutes.

The Board approved the welcome letter that Ken has developed for all

new homeowners.

One abandoned vehicle has been removed from the overflow lot. Neva will check with Adam on the status of the other two vehicles. Neva will also research acquiring a warning sign for the lot - "Unauthorized Vehicles will be towed" or something similar.

The safe will not open due to dead batteries. We do not have the emergency override key that came with the safe. Dave will get an estimate from a locksmith on a cost to open the safe.

We will further develop a protocol for the maintenance of the Boulevard fences at our next meeting. Neva will check with Jones fence to see if they have better rates during some time periods.

There are no active covenant violation cases open at this time.

The Board approved a \$100 dollar Starbucks card for Crystal for her service.

The tennis court lights are not operational. Neva will work with Mr. Electric to get them repaired.

Loren Damon will no longer be our handyman. The Board will look at options as issues occur.

The next Board meeting will be at 6pm on 12 June 2017

Dave Peebles  
Secretary