

Mountain Brook of Madison

Minutes – Board of Directors Meeting

1 February 2016

The February 2016 meeting of the Board of Directors was held at the association clubhouse at 1800 on 1 February 2016.

Attendees:

Susan Pierce – President

Pat Haas – Vice President

Louis Rameriz – Treasurer

Neva Rogers – Secretary

Doug Stork – Communications

Crystal McClaflin – Accounting Office Representative

Agenda Items

- January minutes were reviewed and approved pending the removal of covenant violation addresses.
- Financial Report
- Old Business
 - Covenant violations
 - Community Newsletter
 - Water in pool
- New Business
 - New violations
 - Damage in clubhouse

Crystal McClaflin presented two documents for the Board's review:

- A. Prepared Financial Statements for the period ended January 31, 2015
- B. Homeowner (Association dues) Related Reports for the period ended January 31, 2015.

Two homeowners are delinquent on 2015 dues and one homeowner is delinquent on 2014 dues. The A/R Aging Summary was reviewed with the Board. Crystal stated that late fee notices will be mailed following one more check of the mail for any new payment submissions.

The president reviewed the properties with violations on which the Board had received complaints:

1. – vehicles parked in front of others homes late every evening and subsequent noise created by the vehicle owners when they return to their vehicles late at night. This is not a “once in a while” social gathering but a frequent, almost nightly occurrence.
2. – construction of a fence from branches cut and trimmed from bushes and trees on the property, a brush fence.
3. – the wooden privacy fence has not been painted after construction. Construction was well over a year ago.

First notices (friendly letter) will be mailed (or emailed) to the homeowners.

The newsletter was discussed and the placement of an electronic version on the homeowner’s website. It was recommended that the city’s leash law be mentioned in the newsletter.

Issues regarding an excess of water in the pool due to recent heavy rainfalls was discussed.

There was no new information regarding the Town Madison development or the Zierdt Road widening project. Concerns remain over both to include the continuance of a traffic light at one of the entrances to the neighborhood.

The next meeting will take place on 7 March 2016.

Neva Rogers

COL Neva Rogers
HOA Secretary