

**Mountain Brook of Madison
Home Owners Association
94 Clearbrook Court
Madison, Alabama 35758
15 October 2019**

ANNUAL MEETING MINUTES

Special Guest: District 3 Councilman Teddy Powell

Attendees:

Neva Rogers	President
Ken Booth	Vice-President
Doug Stork	Communications
Holley Kushniryk	Clubhouse/Pool
Dave Peebles	Secretary
Samantha Hizer	Accounting
24 Homeowners	

Councilman Powell briefed on current information available regarding Town Madison and Zierdt Road. Town Madison is proceeding on schedule and construction/sales have begun on new homes in the housing area. All townhomes have been sold and construction has begun on the single family homes on the perimeter. With regard to Zierdt Road, Councilman Powell advised that once the state has finished the project, a traffic study will be conducted to determine whether or not there will be a traffic light at the southern Mountain Brook entrance. Councilman Powell committed to find out where digging will happen in conjunction with the five-inch line planned along Zierdt Road. He also said he would send us a current copy of the Zierdt Road Plan showing how the turn lanes out of the neighborhood would be configured.

Samantha presented our new budget for 2020 and reported that our finances are in good shape now that we have collected all delinquent HOA dues. Our total assets are \$81,182, which includes a capital reserve fund of \$42,811. \$28,218 of that total is dedicated to repair and replacement issue requirements which will be identified after the Zierdt Road

project is completed.

Neva summarized actions/accomplishments for 2019:

Developed a new parking ticket for parking on the street.

Painted the picnic tables at the pool.

Repaired the soffits and gutters at the clubhouse.

Replaced the air conditioning unit at the clubhouse.

Renewed our contract with Chuck Farmer for Landscaping.

Installed a new rules sign at the pool.

Installed a new lock on the pool restroom door that locks automatically and requires a pool key for entrance.

Fixed a long existing pool leak.

Installed new motion sensor lights on the clubhouse patio and pool.

Rented the clubhouse six times

Approved design and construction of a new home at 105 Indian Crest.

Collected all outstanding Association dues.

Responded to multiple water leak alarms at the pool pump room.

Trimmed the crepe myrtle blocking the street light on Montrose Drive.

Dave summarized our covenant violation actions for 2019:

Opened and Closed:

Fences (repair/paint) 16

Landscaping 14

Visible Garbage Cans 18

Parking 2

Shed 1

Barking Dogs 2

Open 2

Open discussion followed. The Board agreed to look at a mailbox maintenance initiative, a letter to affected homes adjacent to Town Madison permitting an eight foot board-on-board fence along the outer Mountain Brook perimeter. Approval would be required and the Tugboat stain requirement would not change. The Board agreed to look at the ownership(maintenance) of the six entrance signs along Mountain Brook Boulevard.

The Board will consider the following issues raised by residents:

- Options for making residents aware of the covenants and common violations.

- Options for maintaining the HOA entrance landscaping or changing the type of landscaping.

- The possibility of completing sidewalks across undeveloped lots.

- Allowing residents to put 10' fences on the back of lots bordering the outer edge of the community.

The Board committed to working on new HOA signs that include the HOA website address. In addition, Jonathan Pierce volunteered to retype all the covenants for publication in a more readable style/font to replace the documents currently on the website.

Dave Peebles, Secretary