

**Mountain Brook of Madison  
Home Owners Association  
94 Clearbrook Court  
Madison, Alabama 35758  
13 April 2021**

**Board of Directors Meeting Minutes  
ZOOM Meeting 13 April**

Attending:

Holley Kushniryk	President
Barry Wesson	Vice-President
Doug Stork	Communications
Robin Rich	Member
Dave Peebles	Secretary

The March minutes were previously approved by email and are published on the Association website.

Sam was not available, but reported that we are \$23,83 under budget for the year to date. We formally approved the Tennessee Valley Fence payment of a total of \$43,125.20 and the one-year contract with Turf Doctor for \$546.

Holley was able to make some repairs to the lettering on the entrance signs and plans to repaint one letter at the north entrance.

Barry has the maps locating our water and electric boxes/meters. He will get them to Holley, who will scan them and forward to all members and the secretary for filing with our minutes.

Holley is waiting on bids for pressure washing the entrance signs. Robin pointed out that we need to have the shrubs trimmed prior to washing.

Robin will set up a meeting with Hughes Property Management to discuss how they administer their covenant violation function and other details (cost, procedures, etc.). Robin will try to set up the meeting for Friday, 16 April.

Holley will draft a welcome letter for all new residents that would provide basic information about the neighborhood and HOA in general.

Holley's daughter will manage the pool this year.

The Board directed Dave to proceed with a final notice letter for 111 Montrose (trailer parked in driveway).

Robin will check with Scott Leach about the contractor pulling dirt off the fence.

We tabled the discussion about removing the holly shrubs at the pool.

Chuck Farmer has not responded with a new proposed contract after repeated attempts to contact him. Robin will get an estimate from another landscaping company.

Dave presented a section of the 23 October 2013 Annual Meeting minutes that reported that our attorney had reached the conclusion that the fences along Mountain Brook belonged to the homeowners, not the HOA. The HOA owns the trees and hedges. Homeowners could remove and not replace their fences, but cannot damage the hedges or cut a driveway through the hedges. Our attorney did note that the Board could, if it wanted, maintain the fences, but that would be a choice, not a requirement.

Next meeting will be May 11 at the clubhouse. Dave will attend via ZOOM. Doug will attend by ZOOM as well if he is traveling and has the opportunity.

Future meetings will be on Tuesdays rather than Mondays.

Dave Peebles  
Secretary