

**Mountain Brook of Madison
Homeowners Association
Minutes of 10 August 2021**

Minutes of the Homeowners Association of Mountain Brook of Madison, held at 94 Clearbrook Court Madison, AL 35758 at 6:00 PM on August 10th, 2021.

Call To Order

Holley called the meeting to order at 06:00PM

Attending

Holley Kushniryk - President
Robin Zich – Vice President
Barry Wesson - Treasurer
Merishna Tousignant – Secretary
Letitia Weaver - Communications
Bob Seaman - Accountant
John Rajan – Member at Large

The board approved the minutes for July 13th 2021 Extra Meeting prior to the meeting.

Holley explained that the board needs more time to establish standards for violation. It was explained that covenant violations have been happening over the years and it is not a new development. Board voted to hold off on violation fines until 1 January 2022 until a game plan is developed regarding standards. Chrissie of Hughes Properties will continue to observe the community and provide a monthly report. The board will establish covenant priorities with report from Chrissie/Hughes Properties. Homeowners expressed wanting courtesy/violation notices to be revamped. Board will take more suggestions. Homeowner concerned over security risk with Hughes Properties. Would like vehicle to be marked. Will follow up with Chrissie/Hughes Properties.

Bob Seaman provided financials. HOA is \$1449.03 under budget YTD. Bob also provided the board with engagement letter from Seaman, Shinkunas, and Lindgren PC showing the breakdown of fees/services and what services are included.

Landscaping Committee: Barry gave costs and description of redo on all entrances within the community, specifically along the entrances and on Mountain Brook Boulevard. Stage 1 was approved on 10 August 2021 by the board. Includes removing all plants, shrubs, and old mulch. New straw mulch will be applied. Work will be conducted by Lawn Master.

Covenant Violation Committee: A new volunteer was added to the committee – Ellen Vollers. Violation Committee plans to have easy to read and understandable standards posted on the community website no later than the end of September 2021.

Discussion on tennis court upgrades, vines on homes, and possible pool enclosure were tabled until the next meeting in September 2021. New pool furniture for 2022 is a priority and the board is gathering information on costs to have it included in the budget for 2022.

John Somsel (Homeowner) provided board with a letter he wrote to Mayor Paul Finley regarding the paving of Remington, Montrose, Sharpsburg, Indian Crest, Overton, and Carlisle. These streets were to be included in the budget for 2022 and John wanted confirmation that the plan is still in place.

Meeting was closed at 08:00 PM.