

**Mountain Brook of Madison
Home Owners Association
94 Clearbrook Court
Madison, Alabama 35758
8 February 2021**

**Board of Directors Meeting Minutes
ZOOM MEETING 8 FEB 2021**

Attending:

Holley Kushniryk	President
Barry Wesson	Vice-President/Treasurer
Dave Peebles	Secretary
Doug Stork	Communications
Sam Hizer	Accounting

The January Minutes were previously approved by email and are published on the Association website.

Sam reviewed our finances. We are over budget \$132.52 for the month and the year. 91% of annual dues have been paid to date. Sam advised that she will not be present at the next few meetings, due to tax season. We confirmed that the recently emailed invoice from our attorney was accurate and we approved payment of that invoice.

Sam will look into the water bill (s) we receive for irrigation.

The Board approved the 2021 Fiscal Operating Program (our budget).

Dave reviewed current Covenant Violation cases. We have two new cases on Montrose Drive, both for parking trailers in the driveway. Letters were sent on 8 February. There are no other active cases.

Doug will remain as our emergency contact for the pump house and clubhouse alarms. Holley will retrieve the keys from Ken and transfer them to Doug.

The Zierdt Road fence installation is progressing, with only one section left for installation. The contractor is now installing the 1x6 trim boards on the outside and inside of the fence.

Holley is going to talk with Robin about helping her reset the timer on the tennis court lights.

Holley is going to talk with a locksmith about installing a lock on the pool gate (exits to the playground) that uses the same key as the pool gate and restroom. At the same time, she will ask him to see if he can unlock the safe in the clubhouse and we will

remove any documents we find and offer to sell the safe to the locksmith(price to be determined by Holley, but in the area of \$100 or less).

We tabled discussion about trimming the holly bushes inside the pool area until Robin can be at the meeting.

The next meeting will be a Zoom meeting at 6pm on 8 March 2021.

Dave Peebles
Secretary