

**Mountain Brook of Madison  
Home Owners Association  
94 Clearbrook Court  
Madison, Alabama 35758  
11 January 2021**

**BOARD OF DIRECTORS MEETING MINUTES  
ZOOM MEETING 11 JANUARY 2021**

Attending:

Holley Kushniryk	President
Doug Stork	Communications
Dave Peebles	Secretary
Robin Zich	Zierdt Road
Sam Hizer	Accounting

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

Sam reported that we finished the year \$814.11 under budget. About half of our homeowners have already paid their annual dues. We also confirmed that we had unanimously concurred via email to accept the Huntsville City offer of \$4774.80 for the contractor damage to the fence adjacent to the tennis court. That amount will be paid directly to Tennessee Valley Fence. Ken was to advise Adam, our attorney to accept the offer. Sam will send a proposed budget for 2021 to be reviewed/approved at the February meeting.

Dave reviewed our covenant violations. 111 Montrose (parking on the street) appears to be in compliance---will monitor. 113 Montrose (parking on the street) also appears to be complying ---will monitor. 101 Remington continues to park on the street at random times. Dave will send letter #1 when he sees or gets a report of the next violation. We agreed to continue the fine for 152 Canterbury Drive coupled with the homeowners' annual dues.

Robin will make contact with Tennessee Valley Fence (Tony Dean, 256 527 6028) to review the project and timelines.

Holley will contact her electrician to fix the timer/synchronization of the new tennis court lights.

The holly shrubs inside the pool have become a problem because their leaves are so sharp and have injured at least one person. Holley will talk with Chuck Farmer to get his advice on removal or major trimming (significant reduction in size would be one option).

Dave will update the Board contact list at the Clubhouse.

Next meeting will be on 8 February at 6pm (ZOOM).

Dave Peebles  
Secretary