

**Mountain Brook of Madison
Homeowners Association
Minutes of 6 July 2021
Annual Meeting**

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

Call To Order

Holley called the meeting to order at 06:00 PM

Attending

Holley Kushniryk - President
Robin Zich – Vice President
Barry Wesson - Treasurer
Merishna Tousignant - Secretary
Sam Hizer - Accountant
37 Homeowner Attendees

The board approved the minutes for June 2021 via email prior to the meeting.

Holley stated that the minutes for June's meeting are published on the neighborhood website. Discussed with homeowner's that one can use a password to access the financials on the website.

The alarm company was contacted to add Holley as a contact person for the clubhouse alarm.

Clubhouse has been reopened. Two checks were given to Sam for clubhouse rentals.

Sam stated that we are over budget as of June 30th, 2021, by \$1,284.82. We are under budget by \$1,944.84 year to date. Being over budget is due to landscaping bills and the property management company.

Several questions about the fence of Zierdt Road. It was discussed that we start off with \$61,500 after membership dues. After the budget was restated, it ended up being \$49,034.59. Board likes between \$10,000 - \$12,000 to roll into reserve account as big projects come from the aforementioned reserve. A homeowner asked how much the city of Madison contributed to the fence. It was revealed that the city paid \$28,000 and that the total for the fence was \$43,825.20, which came out of the reserve.

We have recently received landscaping bids for both front entrances and also from Lawn Doctor for weeds. Holley discussed some community updates: replaced the tennis court lights, gave the playground area a little tune up, a padlock was added to enter the playground area for liability reasons. Homeowners must now use their pool key to access.

Homeowners asked questions about new ways to access the pool instead of a key to keep better control on pool usage. Homeowners proposed rekeying, digital keypads, key cards as possible solutions.

Homeowner asked a question about a second bathroom for the pool. Several homeowners said that a second bathroom did exist at one point. Stated that it is a building code issue. Board will attempt to look through minutes from the mid-2000's to understand why the second bathroom was removed and also look into building code.

Holley discussed that we need new pool deck furniture and ground cover for the playground: pea gravel or sand. Barry discussed getting quotes for landscaping for the entrances on Hursthaven and Canterbury.

Lots of questions/comments about Hughes Properties from homeowners. It has been determined that homeowners want: a statement of the scope of work that Hughes Properties provides, a standardized itemized list of violations, perhaps have photos attached to violation letters to clear up any confusion, and a sign put at the front entrance letting homeowners know that the standardized list has been posted on neighborhood website.

Homeowners nominated Letitia Weaver as the fifth board member (communications) with James Lofton (architectural) and John Rajan as at large non-voting members.

Meeting was closed at 08:05 PM.

Merishna Tousignant
Secretary