

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

Minutes: Board of Directors Meeting held at Clubhouse

Attending:

Holley Kushniryk - President

Barry Wesson – Vice President

Robin Zich – Member

Doug Stork – Communications

Chrissie Purcell – Hughes Property Management

Merishna Tousignant – Homeowner Guest

Sam Hizer – Accountant via Zoom

Chrissie was able to attend the meeting which gave her the opportunity to meet everyone in person. Similar to our zoom meeting last month Chrissie spent most of the meeting explaining how Hughes will interface with our HOA system and how the covenant violation process will work. She also informed us the introductory letter announcing Hughes Properties and an owner questionnaire is being mailed out Wednesday June 9, 2021.

Minutes were approved via email the week prior to the meeting.

Sam attended via zoom and gave us our financial summary. We were \$2280.51 under budget for May and \$3221.52 under budget year to date. There were a few items typically paid in May that will not come out until June so our budget will start to even out.

Holley informed Sam there was a check for a May Clubhouse Rental for \$50.00 from Ellen Bockholt of 147 Canterbury Dr. Madison, AL 35758.

Holley will contact Sam via phone by June 11th so she can get the Mountain Brook of Madison Bank Account number to deposit check directly.

Holley announced Dave Peebles a very committed and long time board member will be stepping down after his 80th birthday making the July 13th Board Meeting his last. Dave will be greatly missed but he assures us he is just an email away and is certainly available for questions as we make the transition as a board without



him.

There was a rather serendipitous moment when the board discovered homeowner guest Merishna Tousignant was very capable and somewhat interested in recording board meeting minutes. The board wasted no time in seizing this opportunity and Barry Wesson nominated Merishna to be our new Board Secretary effective August 1, 2021. Holley Kushniryk and Robin Zich second the motion.

Holley will be getting a quote for tennis court resurfacing as the court cracks look exceptionally bad this year which may or may not have to do with all the Zeirdt Rd Construction.

Barry gave a quick summary regarding the Landscaping and Chuck Farmer. There have been some glitches with staffing and illness for Chuck as well as adapting to a new contract where he is being held accountable, but the board is hopeful the changes will be effective and we just need to be a little patient.

Robin brought up our reserve account and yearly dues with a discussion around the percentage we need to maintain for future costs – like clubhouse roofing, pool repairs, pool furniture, continued upgraded landscaping and finished sidewalks.

Robin will investigate finished sidewalk costs for the next meeting where we will discuss sidewalks more in depth.