

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

**Board of Directors Meeting Minutes
ZOOM Meeting 8 March 2021**

Attending:

Holley Kushniryk	President
Barry Wesson	Vice-President
Doug Stork	Communications
Dave Peebles	Secretary
Robin Zich	Member

The Minutes of the 8 February 2021 meeting were previously approved by email and published.

Sam is working taxes, but sent us our monthly financial reports and advised that we were \$1444.33 under budget and that only four homeowners are in arrears for their annual dues, for a total of \$1300.

Dave reported that we have two covenant violation cases on hold, per email exchanges. The Montrose case appears to have a construction/repair project in progress, so we will pause enforcing the no-trailer prohibition until our April meeting. The Remington case will be monitored/paused until the next meeting, as well.

Holley is working with a contractor on installing a common lock on the playground gate. She will also work with him on the safe if possible.

The fence project is almost complete, but the city has directed the fence contractor to stop work at 102 Clearbrook for some unexplained reason.

The Board agreed unanimously that we need to have street lights at our two Zierdt Road entrances. Holley will contact our Councilman, Teddy Powell and advise him of our official position/request.

Teddy informed us via email that the City is taking applications for a new Police Advisory Committee. Details are available on the City Website.

Robin and Holley were able to reprogram the timer for the tennis court lights.

Robin suggested we consider raising the annual dues by \$5 to cover some of the anticipated costs of recovery from the Zierdt Road project and other new costs.

Barry is working with the City Water Department to locate all our water meters and will call them on 9 March. For now we will leave them on since warm weather is almost here. At some point we will evaluate whether or not the sprinkler systems actually work.

Barry briefed on a neighbor-to-neighbor dispute on Canterbury Drive. He will advise the complainant that the Board has no jurisdiction and that she should call the police.

Barry and Robin will set up a meeting with Chuck Farmer to discuss his contract and performance and possibly look at a new contractor. They will take out any automatic renewal clause if there is one in the current contract. They will also ask him to trim some sections of our HOA shrubs blocking sidewalk access along Mountain Brook Boulevard.

Next Meeting: 12 April (ZOOM)

Dave Peebles
Secretary