

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

Minutes: Board of Directors Meeting (Zoom)

Attending:

Holley Kushniryk	President
Barry Wesson	Vice-President
Robin Zich	Member
Dave Peebles	Secretary
Chrissie Purcell	Hughes Property Management

Chrissie briefed on how Hughes will interface with our HOA system and how the covenant violation process will work. There are still a number of details to work out, but in general, Hughes will use our covenants, architectural standards, by Laws, and Procedures, Rules and Standards as their basic guide. Hughes will work directly with Accounting when and if fines are assessed. The Board will receive a monthly report and Other reports, as needed.

The April minutes were approved earlier by email and are published on-line.

Sam is still doing taxes and was unable to attend, but advised that we are \$937 under budget for the month and \$981 under budget for the year. All Board members received a copy of a full financial report via email. A publishing version will be published on the Association Website.

We have no active covenant violations.

Holley is working on a welcome letter to be sent to new homeowners.

We briefly discussed an HOA business card concept, but tabled the idea until our next Meeting.

We decided to do nothing with the safe for now. If possible, Dave will take a picture to the locksmith on Wall Triana to see if he is still interested in trying to open the safe without damaging it. If so, we will give him the safe.

Holley has had a lock made that uses our pool keys for the pool gate opening onto the playground/picnic area. We will discuss locking the wooded gate at our next meeting. Chuck Farmer's operators need access through that gate to mow the playground.

Barry talked with Chuck Farmer, who advised that we should not trim the Boulevard shrubs back until fall. He will continue to trim as he has. That increases our monthly payment to \$888/month. The Board approved.

We tabled discussion about ways to upgrade our homeowner email list until our next meeting.

Dave will look for any guidance on parking in the tennis court parking lot and advise the Board on any information he finds. We agreed that the trailer was not acceptable, but left the use of the lot as an overflow option for resident open for further discussion.

We will schedule future meeting for dates that do not conflict with the Trash Panda's home game schedule. We are good for 8 June.

Dave Peebles
Secretary