

**Mountain Brook of Madison
Homeowners Association
Minutes of 9 November 2021**

Minutes of the Homeowners Association of Mountain Brook of Madison, held at 94 Clearbrook Court Madison, AL 35758 at 6:00 PM on November 9th, 2021.

Call To Order

Holley called the meeting to order at 06:03 PM

Attending

Holley Kushniryk - President

Robin Zich – Vice President

Barry Wesson - Treasurer

Lefitia Weaver - Communications

Sam Hizer - Accountant

Ellen Vollers

Chris Keeney

Guest: James Jackson

New Leaf Landscaping, LLC

The board approved the minutes for the previous meeting.

The Board was introduced to James Jackson from New Leaf Landscape as he presented the most competitive bid between New Leaf and Lawn Masters. He wanted the opportunity to share his landscaping experience and to be available for questions as the board is preparing to make a decision regarding the community landscaping contract. Chris Keeney member at large informed the board and James Jackson if New Leaf Landscaping is contracted to do our community landscaping that she would like to consult and be present during tree pruning.

Barry Wesson informed board that Chuck Farmer our current landscaper has taken on a new business commitment and is unable to provide service to the Mountain Brook Community any longer. December will be his final month.

Sam summarized the October financials and informed the board that for October we were \$314.37 under budget and for the year we are \$2595.27 over budget. (The excess expenditure was due to stage 1 entrance landscaping and cleanup). Our current Emergency and Capital Reserve fund sits at \$38,748.15

The board reviewed the Hughes Property October report and Holley gave a summary of Violations since the hiring of the management company in May of 2021. The 1st report covered the month of June and included approximately 81 violations and October included approximately 34 violations which shows a substantial improvement.

Although these improvements are apparent the Board is giving serious consideration to the continuation of the Hughes Property Contract by including a survey in the envelope with the 2022 HOA Dues. This survey's intention is to give every homeowner the opportunity to express

their priorities for the community and to allow the board to evaluate how this information can best serve the community.

Board then voted on New Landscape Company to contract with for 2022. Barry Wesson made a motion to Hire New Leaf at \$900.00/mo. And Letitia Weaver 2nd it and board voted yes.

Robin is going to check with James Jackson about the cost of removing the two Crepe Myrtles in front of Club House.

Robin gave an estimate from Tennessee Valley fence (\$4,798.) for the Fence that would enclose the Clubhouse side porch (in front of pool bathrooms). This would move the pool entrance so members would no longer need to open the pool gate to use the pool restrooms. This suggestion was made by a homeowner during the July community Meeting and everyone on the board thought it was a great idea.

Barry reprised us of the continued dialogue with AGAPE regarding the banner they currently use as a sign and the landscaping in front of the sign of which Mtn Brook HOA will continue to maintain. The implementing of sod will be laid once Chris Keeney informs us the ground is suitable and all the Nandina is dead.

Lastly and most sadly Barry Wesson informed the Board of his intentions to resign as of the New Year. He shared with mixed feelings (as Mountain Brook has been home for over 20 years) his very exciting news that he and his wife were moving to Georgia to be with family and most notably Grandchildren. We all will miss Barry as his time and energy towards community landscaping and other endeavors has been so impactful and greatly appreciated. We obviously wish Barry and Family all the best as they all embark on a new adventure.

Board will meet next Tuesday 12/16/21 to discuss 2022 Budget and start the conversation around larger expenditures any results from the survey and yearly dues.