

**Mountain Brook of Madison  
Homeowners Association  
Minutes of 14 September 2021**

Minutes of the Homeowners Association of Mountain Brook of Madison, held at 94 Clearbrook Court Madison, AL 35758 at 6:00 PM on September 14th, 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  
Merishna Tousignant – Secretary  
Sam Hizer - Accountant  
Ellen Vollers  
Chris Keeney

The board approved the minutes for the previous meeting via e-mail.

Sam explained that we are fully collected on dues and late fees. \$220.57 under budget for the month, \$2,546.48 YTD. Alabama Lawn Masters will be reflected on next month's budget.

It was discussed that pool tables and umbrellas need to be replaced immediately. It is expressed that it is a higher priority to have these replaced. Might be around 8-10K for project.

Landscaping: All beds were cleaned, mulch applied, monuments pressure washed. Total was \$2475 for the pressure washing. Contractor wants to be mentioned on the newsletter/website for a \$475 discount. Work was done by ACM Pressure Washing. An invoice was given to Sam. Total payment will be \$2,000.

Lawn Masters quoted that it would cost \$2,300 to remove beds, prune tree, mulch around tree, and sod. HOA owns the strip in front of AGAPE. It was discussed that we can let AGAPE know we are willing to pay to maintain it but only for the benefit of the neighborhood. The HOA is NOT obligated to do so according to plats; however, it is in our best interest to maintain it. Will discuss this at the next meeting.

Barry met with Lawn Masters to take over the lawncare. Barry and Robin will meet with Lawn Masters to discuss scope of work, expectations, and frequency. It will require lots of work to get the neighborhood up to par.

Chris Keeney joined landscaping committee.

Barry applied brush/weed killer around in some areas. Board voted all in favor to reimburse him for the cost of the herbicides.

Lawn Doctor serviced (fertilizer and pre-emergent) Mountain Brook Boulevard, around the pool, and tennis courts. \$175 for this treatment with 3 treatments left for the remainder of the year.

Holley will be ordering solar lights for a self-test. If successful, solar lights will be used to light the entrances.

Covenants Committee: Updated/revamped courtesy notices, violation standards, and wrote a newsletter to be published on the website. The new courtesy notices reiterated when fines will be implemented.

Quotes for all projects (tennis court, landscaping, pool furniture, pool enclosure) are needed. We will need to discuss what to do about the tennis courts while it is waiting to be prepared. Perhaps contact the attorney for guidance.

Robin will check with Tennessee Valley Fence for quote to move fence forward to create an enclosure.

Meeting adjourned at 7:03 PM.

Merishna Tousignant, Secretary