

**Mountain Brook of Madison  
Homeowners Association  
Minutes of 13 July 2021**

Minutes of the Homeowners Association of Mountain Brook of Madison, held at 94 Clearbrook Court Madison, AL 35758 at 6:00 PM on July 13th, 2021.

**Call To Order**

Holley called the meeting to order at 06:12 PM

**Attending**

Holley Kushniryk - President  
Robin Zich – Vice President  
Barry Wesson - Treasurer  
Merishna Tousignant – Secretary  
Letitia Weaver - Communications  
Sam Hizer – Accountant  
Bob Seaman - Accountant  
John Rajan – Member at Large  
Dave Peebles – Homeowner

The board approved the minutes for July 2021 Annual Meeting prior to the meeting.

New and former board members that did not previously sign, were given Code of Ethics form to sign. All members signed and forms have been filed away.

It was stated that the budget was updated before the annual meeting. Sam explained the budget to the board members. Financials are moved around and shifted as needed. It was explained that an empty lot pays \$100/year for HOA dues for two years and then the full HOA payment for \$400/year is due, regardless of if the lot is built on or not. Once again, Sam explained that it is preferred that \$10,000 is left over for the reserve account at the end of the year. Disclosed that the reserve is all one money market account. The account is broken down how the board dictates it should be broken down for the year. It is not earmarked and the board controls where it goes.

Barry stated that an estimate for installing water at the front entrances will be \$6,500. Letitia suggested a low/no water beautification option. Holley stated that a zero-scape landscape was discussed last year. Robin mentioned that it will cost \$2,600 to remove the bushes, shrubs, root balls along Mountain Brook Blvd and the two front entrances (where signs are located) on Zierdt Rd. It was suggested by Holley and Letitia that perhaps we should get bids for all entrances, twelve total, for a bigger picture of the price.

A committee for landscaping was formed. This committee includes Barry Wesson, Robin Zich, Letitia Weaver, and John Rajan.

Holley made a motion to increase proposal received from Lawn Doctor to treat area for weeds. Includes area around behind pool, area around where the grills are located, and around Mountain

Brook Blvd between the fences and sidewalks. The price will increase from \$78/visit to \$175/visit for the remaining (3) visits. Board will re-evaluate whether this treatment will continue in December/January. All board members voted in favor of motion.

The tennis court was discussed. Holley said it will cost \$9,000 for a “surface job” and between \$13,000 - \$14,000 for a full restoration of the tennis court surface. It was discussed that the tennis court should be made multifunctional by adding a basketball hoop. A committee to explore tennis court options was formed and includes Holley Kushniryk and Letitia Weaver.

Sam stated that there is still one homeowner that has not paid their HOA dues, with a balance of \$500. Several notices have been sent. Board voted all in favor to send a certified letter in the mail as a final notice to the aforementioned homeowner before a lien is placed on the home.

It was discussed that all new homeowners should receive a letter that includes information about the neighborhood etc. that Sam can pass on to closing attorneys. Robin will head this project.

Hughes Properties courtesy notice will be reworded per homeowners’ request at the annual meeting. A committee to create a standardized list of violations was formed and includes Holley Kushniryk, Merishna Tousignant, and Letitia Weaver.

Holley is working on getting bids for pool furniture replacements. Board is also exploring bids to move the fencing around the pool forward so that bathroom does not require key during open hours. Bid will hopefully be received in the off season. Robin suggested changing the pool keys yearly. Merishna is investigating code for two bathrooms that a homeowner discussed in the annual meeting.

Meeting closed at 08:33 PM.