

SUMMARY OF HOA EXTRA MEETING 30 MARCH 2021(ZOOM)

Attending:

Holley Kushniryk	President
Robin Zich	Member
Doug Stork	Communications
Dave Peebles	Secretary

Topics Discussed and Decisions Made (not necessarily in the order they were discussed)

Robin will contact Scott Leach and Tony Dean about a meeting to fix the the dirt piled up against the fence problem, and walk the fence line for a final inspection with Tony.

At the same meeting we will discuss the new ditch through to the inside of the fence, along the fence and out under the fence at 100 Clearbrook and the erosion damage to the flower bed with the new ditch and the damage the new flow is doing or will do to the fence. We confirmed that we had advised Scott Leach and Wiregrass that the maple trees could be removed if necessary, for any reason. We also agreed that whatever the remedy is, it should be done **outside** the fence because the redirection of water occurred outside the fence by actions taken or not taken by the contractor. The home value is degraded which will affect all home values in the neighborhood. Holley and Doug will visit the problem on 3/31.

The Board approved a new contract for weed/fertilizer with Lawn Doctor for one year at \$546 for 7 applications. Next year we will ask our landscaping contractor to handle these treatments so that we have the entire landscaping process managed by one company.

The Board approved a new contract with Chuck Farmer for the next year. Cost will be \$750/month vs our current monthly charge of \$1314, Contract will be on file with our meeting minutes when signed. Robin will work with Chuck and official signing of the document.

Holley will get two quotes to pressure wash the main entrance signs and the pool deck.

Holley will investigate repairing or replacing the gold-colored signs/letters at the main entrances. She may be able to use some industrial glue to keep the loose ones in place.

Barry is working on a map to mark locations of our water meters and electric meters are located. Barry will contact the appropriate utilities office(s) in Madison and Huntsville and ask them to turn off the water and power to all sites except the tennis court, pool, and clubhouse. We expect a savings of \$415/year. We chose mulch over pine straw as the ground cover in appropriate locations. We will review at our next regular meeting.

Robin will set up a meeting with Tennessee Valley Fence for a final walk-around before we make final payment.

We intent to remove the holly bushes inside the pool and replace with a suitable non living replacement, such as river rock. Robin will meet with Chuck and discuss our options, cost, etc. If transplantable, we would replant a line of hollys on the outside of the fence facing Holley's house.

We initiated our first discussion on a longterm plan for Mountain Brook Boulevard, no specifics at this time, but possibly removing the holly bushes and sodding the common area. This will entail revealing some fences that are in need of replacement, so we discussed a 2-3 year gradual progression with ample notice to the potentially affected homeowners.

We also recognized that we need a longterm plan for the brick entrance signs. More discussion needed. Holley did show us the industrial strength solar lights we will be able to use when a final design is completed. If we can design a no-water package, we will not have to pay for water or power installation and maintenance. We plan no action until 2022 when the Zierdt Road project should be complete.

We confirmed that our landscaper will be mowing the common area along the Zierdt Road.

We are going to investigate hiring a covenant violation company. More to follow at our next meeting. Hughes company will be contacted by Robin and Dave will contact the company that manages Willow Springs off County Line Road.

Dave Peebles
Secretary