

**Mountain Brook of Madison**  
**Homeowners Association**  
**Minutes from April 12, 2022**

Meeting held at 94 Clearbrook Ct. Madison, AL 35758 at 6:00 PM

**Call To Order**

Ellen called the meeting to order at 6:05 PM

**Attending**

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Hilary Brickhouse-Resident

Chris Keeney-Resident

Nason Snow-Resident

Princess Daso-Resident

Rich Baker-Resident

Walter Betsayad-Resident

Valeh Betsayad- Resident

Maureen Haas-Resident

Discussed Financial report from Samantha. March was over budget by \$471. YTD we are \$6926 over budget due to two landscaping projects and the delinquency of some homeowners in paying dues.

**Old Business**

Discussed tree removal at 106 Hurst Haven. No decisions were made. A letter was sent to Ellen from the tree removal company dated 3-20-2022. The letter indicated that the tree removal was warranted due to disease and dead limbs.

The contract for the Covenants Manager has not yet been finalized. Not able to discuss a TBD time.

Lawn flags were not discussed due to time constraints.

Robin has finalized an email address to be used for correspondence between homeowners and the Covenants Manager. [manager@mountainbrook.com]

Ideas regarding the cost of pool keys were mentioned. It has been suggested that pool keys initially be provided by the HOA and replacements keys would be paid for by homeowners. Other suggestions made by homeowners in attendance were to rekey the locks or use keycards. Merishna will find out the actual cost of pool keys to the HOA. Further discussion will be held regarding these suggestions.

### **New Business**

Pool opening is tentatively scheduled for May 1. Merishna will contact Anders Pool Company to find out when they will be coming to get the pool ready for use.

Discussed pool furniture condition. Homeowner Rich Baker said that he knows someone who sand blasts and powder coats items similar to the pool furniture. He agreed to solicit quotes.

New sod installation along Mountain Brook Boulevard from Remington Road to Clearbook Court was discussed. The board initially solicited a bid for Bermuda grass, but due to shady conditions in some areas, zoysia grass was recommended by attending members of community. Robin will get a quote for zoysia grass. Original quote with Bermuda grass was \$2400.

Homeowner Donald Hodge, 116 Remington, requested board approval to paint the outside of his newly built fence the color of his house. Robin stated that Mr. Hodge's fence is mostly in the back of his house, barely visible from the street. This request was approved by the board.

Several homeowners in attendance requested more attention be paid to both entrances of the neighborhood. Irrigation, electrical and flowers were suggested to improve appearance. Homeowners Walter and Valeh Betsayad agreed to obtain quotes for this project.

Lettering on the Mountain Brook entrances was discussed. It looks old and outdated. The Agape banner along Mountain Brook Boulevard (north) also needs updating. Getting new lettering for the entrances plus a replacement for the Agape sign was discussed. Frank will get quotes to replace signage at both entrances and Agape.

Several homeowners were concerned about the price of landscaping for the community. Robin suggested and welcomed the homeowners to solicit quotes and the board would review.

Meeting was adjourned at 7:50 PM

Frank Clark

Secretary