

**Mountain Brook of Madison**  
**Homeowners Association**  
**Minutes from August 9, 2022**

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

**Call To Order**

Ellen called the meeting to order at 6:09 PM

**Attending**

Ellen Vollers-President

Frank Clark-Secretary

Letitia Weaver-Board member

Jonathan Pierce-Covenants Manager

Samantha Hizer-Accountant

Valeh Betsayed-Resident

Ryan Amigliore-Resident

Gwen Whitehead-Resident

Meeting minutes from July were approved

Samantha discussed the financial report. July under budget by \$1280. YTD we are \$727 over budget. She also pointed out that the water meters had been reopened and we received a bill. She sent an email on 8/10 after calling Madison Water who indicated that someone had removed the locks from the meters at Mountain Brook Blvd Clearbrook Ct and Mountain Brook Blvd and Hursthaven. We were charged the base meter fee to have the locks put back on.

Homeowner open forum-Valeh Betsayed indicated that she would like to have entrance improvement included in the budget for 2023 and that she would solicit other bids, as the one she obtained was very expensive. We also need to consider the addition of water and electric for the entrances in the budget. Gwen Whitehead indicated that, shortly after moving in, a new homeowner at 106 Indian Crest Drive received a letter (from Hughes Properties) about the condition of her yard, and the board should make exceptions on violations for new residents. New homeowner Ryan Amigliore introduced himself and requested a pool key.

Pool update-Ellen indicated that Merishna will not be moving in October and will continue her pool duties. Everything going well at the pool, except the underwater pool lights are not working and we need to look at replacement options. We had 3 rentals of the clubhouse in July. There is still a chance that Merishna may stay in Mountain Brook, but if she relocates, homeowner Ellen Bockholt agreed to assume the duties until the end of the year.

Covenants enforcement update-Homeowner Nancy Waye at 121 Montrose wants to remove some trees and fix some drainage issues. She is awaiting approval from the board. Violation letters have been sent and should be arriving to homeowners today or tomorrow. He also mentioned that he will be repainting the handicapped space near the tennis courts and the board approved the cost of materials.

Homeowner Chris Keeney will be trimming the hydrangeas by the clubhouse. The grass needs to be mowed in the common areas and the landscaper will be taking care of this tomorrow.

### **Old Business**

Newsletter was discussed. We will send out a newsletter ASAP with the content we have now and then plan to send one out quarterly starting October 1 and every quarter after. Content would include pool opening/closing dates, trash pickup information, annual dues information and neighborhood committee participation.

Road paving-Canterbury was missed this year. Ellen called Madison city and they agreed. Canterbury Drive will be put on the city's paving calendar starting next fiscal year (October 2022 - September 2023).

6 roads in the neighborhood have been repaved. Ellen is sending a letter to compliment the company that did the milling. She will also send a complaint to the paving company...did not clean up properly. Also, the paving company took a chunk out of the curb at 108 Indian Crest. Ellen will notify the City Engineer.

### **New Business**

Possible neighborhood committees were discussed...maintenance, covenants, architectural, beautification and welcoming were all presented and information could be included in newsletters.

Ellen handed out thank you messages to residents that have gone over and above to improve the look of the community...Nason Snow and Jerry Johnson for watering the newly installed sod, and Jonathan Pierce for meeting with homeowner face to face to discuss covenant violations.

Need to go back to the drawing board on a covenant manager with the resignation of Jonathan. Ellen stated that we could use the newsletter to get the word out. Ryan suggested that the newsletter should list qualifications, duties, and that it is a paid role. Until we have a new manager, board members should contact Ellen if they notice any violations of the covenants.

Meeting was adjourned at 7:38 PM

Frank Clark

Secretary