

Mountain Brook of Madison
Homeowners Association
Minutes from December 13, 2022

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

Call To Order

Ellen called the meeting to order at 6:01 PM

Attending

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Merishna Tousignant-Board Member

Jonathan Pierce-Board Member

Bob Seaman, Accountant

Chris Keeney-Landscape Committee Member

Financials

Bob Seaman discussed the financial report. November was under budget by \$396. YTD we are \$3071 over budget. Nathan Prather will replace Samantha on an interim basis. Discussed having an accountant present at board meetings four times per year instead of monthly. The board will determine which months. Board approved this move and the accountant will be present starting in February 2023.

Landscaping Update

Board approved a new landscaping contract with New Leaf Landscaping, LLC. It will be \$1150/month and will include core aeration once per year as well. The fence needs to be stained along areas of Hursthaven Ct. facing Mountain Brook Blvd (especially the area along Donna Brown's property) . Robin has the stain and will need a warm day to apply it. Frank and Robin agreed to take care of this.

Repaving of Roads

Per the engineer in charge of the City of Madison streets, Canterbury Drive will be repaved in 2023, probably during the summer months. Ellen will stay in contact with the city on this matter.

Pool update

None for this meeting. The pool company has not responded regarding repairs

Covenants Reviews

We are going to let residents know in the next newsletter that the board is conducting covenant reviews. Each member discussed violations in their area and letters have been sent to homeowners. It was decided to send different letters to homeowners with trees and bushes encroaching on the sidewalk.

Newsletter Content

Discussed content for the next newsletter to include street repaving schedule, methods to clean stained bricks on mailboxes and homes, trimming of bushes encroaching sidewalks and the board conducting covenant reviews.

Capital Projects for 2023

We discussed which projects to implement in 2023. The projects are as follows:

- Pool furniture and pool repairs
- Landscaping mainly at entrances
- Fence around clubhouse pavilion
- Handicapped access by clubhouse
- Playground area
- Community activities (bbq, etc.)

Depending on the cost of the first five capital projects, the Community activities may be postponed until 2024. Frank is going to work on pool furniture, Robin will work on signage at Mountain Brook entrances, the Landscaping Committee will work on plans for the entrances including possibly painting the brick, Jonathan will work on the handicapped area by the clubhouse, and Ellen will work on the playground area.

Meeting was adjourned at 7:15 PM

Frank Clark

Secretary