

**Mountain Brook of Madison**  
**Homeowners Association**  
**Minutes from February 8, 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

Sam Hizer - Accountant

Chris Keeney - Landscape Committee Member

Donna Brown - Resident

Mary Mayhan - Resident

Harry Kuberg - Resident

Melanie - Kuberg - Resident

Austin Omlie - Resident

Jonathan Pierce - Resident

Gwen Whitehead - Resident

Rhonda Zich - Resident

**Minutes**

Financials were presented by Sam. The HOA finished January by being \$9,938 over budget. This is primarily due to the removal of 3 trees around the clubhouse and uncollected annual dues of 28 properties.

Ellen discussed the approval process for payment of invoices. It is her responsibility to approve payment of the invoices and then authorize Sam to make the payments. Most of the bills are on autopay, including pest control, pool maintenance, insurance and utilities.

### **Old Business**

Discussed intent to cancel the contract with Hughes Properties, Inc. All homeowners in attendance agreed with the direction to cancel the contract. The board finalized this termination of contract with Hughes, and Ellen will notify Hughes tomorrow via email.

Discussed plan to raise clubhouse rental from \$25 to \$40. None of the homeowners in attendance were opposed to this. The Board voted to make this change. Frank will notify the website manager to make this change on the website.

### **New Business**

Discussed new inspection plan to make sure homeowners are complying with the covenants. Everyone agreed there should be some type of oversight of the covenants. Two homeowners have expressed interest in taking on this responsibility. The board needs to discuss further and finalize the new plan and the contract with the inspector or multiple inspectors. Board would need to get together and finalize this plan by the end of February.

Board also presented the Landscape Committee's two new landscape proposals. One proposal includes planting ten shrubs at each entrance to Mountain Brook. The other proposal includes adding sod to the area in front of the Agape property entrance. The approximate total cost for these proposals would be \$2250. The board approved these proposals up to \$2500. Robin will notify New Leaf Landscaping to start this project. Chris Keeney said that the Landscape Committee is going to test three flats of mondo grass in a small area along Mountain Brook Boulevard to see how it performs.

Board recommended to shop for new property insurance on the clubhouse and liability coverage. Board approved this and Frank will lead this task.

Homeowner at 116 Remington requested the board's approval to build a fence between the south side of his house and the next door neighbor's driveway and garage. The fence requested for approval will be 7' to 8' high and otherwise comply with all standards in the covenant. The board approved this request.

Meeting was adjourned at 7:27 pm.

Frank Clark

Secretary