

Mountain Brook of Madison
Homeowners Association
Minutes from July 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

Attending

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Jonathan Pierce-Covenants Manager

Merishna Tousignant-Pool Manager, Clubhouse Manager

Nancy Waye-Resident

Holley Kushniryk-Resident

Lane Farmer-Resident

Jonathan & Kayla Adams-Residents

Nason Snow-Resident

Minutes of the June 14, 2022, board meeting were reviewed and approved.

Financial report was discussed. June is under budget by \$536. YTD we are \$2008 over budget due to landscaping projects. All homeowners have paid their dues for 2022.

Homeowners Open Forum:

Homeowner Nancy Ware stated that she has contacted a landscape company to get a proposal on redoing her entire yard (front and back) including the construction of a deck off the back of the house. Nancy was asked to provide the board with a drawing and a timeline of the proposed project for board approval. Former board president, Holley Kushniryk, emphasized that this step is especially important just in case that, before the project is completed, there is a change in the membership of the board who approved the project.

Homeowner Lane Farmer stated that he wants to build a roof over the patio in his back yard. It would be attached to the back of the house. Even though it is in his back yard, Holley pointed out that

anything structural must still have board approval. Lane also plans to paint his house off-white (over the red brick). In addition, he would like a board member to look at the fence along his backyard and a tree that is dying. Lane was asked to provide a drawing and a timeline of his proposed projects for board approval.

Homeowner Nason Snow notified the board that two trees in a neighbor's yard adjacent to his back yard are dying and need to be removed due to the risk of damage to the fence between the two yards. Nason stated that his neighbor agrees with his plans to remove the trees. The board approved the removal of the two dying trees.

Homeowners Jonathan and Kayla Adams inquired about the bare sections between the sidewalk and the street along Mountain Brook Boulevard. They suggested possibly putting river rock in that area. Robin discussed the current plan to lay a shade tolerant, hybrid zoysia sod there. Unfortunately, the zoysia sod is not yet available at local nurseries due to the extreme heat causing unfavorable growing conditions. The homeowners asked about the status of the house on Indian Crest that is still unfinished.

Homeowners pointed out that the asphalt is deteriorating along Mountain Brook Boulevard at the south entrance of the neighborhood.

Discussion was held on the trees that line Mountain Brook Boulevard. Some are dead. Others need to be judiciously pruned. Nason and Robin were to look at the trees after the meeting.

Pool Update: Merishna stated she is moving in October. So we will need to find someone else to close the pool in October. The idea of changing the locks for the pool and getting new keys to all homeowners was discussed.

Clubhouse Update: There were three clubhouse rentals in July. Merishna stated that after one of the rentals, she had to work hard to remove a large stain on the clubhouse floor. Holley mentioned that is one of the reasons a deposit is required.

Covenants Update: Jonathan stated that he sent out 59 letters the first month, 30 letters last month and 21 letters this month. Many of this month's letters concerned trees overhanging sidewalks. The homeowners were asked to trim the branches to an elevation of 6 feet. Jonathan noted that the vacant lot on Overton is not being cared for and may get fined \$25. Robin mentioned that the yard at 100 Overton really needs to be worked on as it is mostly weeds. Jonathan read and submitted his letter stating that he is resigning as Covenants Manager effective August 15. He mentioned that he will still do the newsletter on a volunteer basis and offered to repaint the handicapped space near the tennis courts if the board will pay for the needed materials.

Old Business

Neighborhood Entrances update: Valeh Betsayed obtained a quote from Lawn Masters for landscaping the neighborhood entrances. Quoted amount is \$34,950. Not in the budget for this year but discussed options to allow homeowners to vote at the next annual meeting and possibly ask for a one-time assessment to cover the expense. Other bids would need to be solicited. Kayla Adams suggested looking into zero-scape designs for the entrances.

Jonathan Adams volunteered to add lights at the Mountain Brook entrances. The HOA would need to pay the costs of the materials, approximately \$500. The lack of available electricity at the entrances and using solar lighting was discussed.

New Business

Inflatable slide at pool: Discussed liability issues with the slide that a homeowner brought to the pool for anyone to use. Holley cautioned that the slide is a liability, especially when kids dive off of it, because the pool is a shallow water pool. It is only 5 feet deep at its deepest point. Thus, the sign posted in the pool area stating no diving is allowed. Also, the pool area's water hose was in use on the slide for 4-5 hours at a time, sometimes longer, causing the use and cost of more water than is normally used for the pool. (Note: the inflatable slide has been removed from the pool area.)

Jonathan Pierce mentioned that he has talked with State Senator Tom Butler about how difficult it is to change HOA covenants to bring them up to the current nature of the neighborhood. Jonathan suggested allowing revisions to be made and voted on every 10 years.

Jonathan Adams recommended using 'Wet & Forget' to remove mold and mildew from outdoor surfaces. It is 100% biodegradable.

Ellen listed neighborhood residents who deserve **thank yous** from the board for giving of their time to go above and beyond to help out and improve the neighborhood.

- Jerry and Renee Johnson, Nason and Christine Snow for faithfully watering the Bermuda sod along Mountain Brook Boulevard to keep it alive during the extreme summer heat
- Chris Keeney for working on the entrances - trimming the dogwood and watering the bushes - and working on removing poison ivy by the Agape entrance
- Mercedes Zich for trimming the overhanging tree branches at the playground
- Maureen Haas and Diana Christenson for working along Mountain Brook Boulevard, planting and moving black dirt to places where needed
- Valeh Betsayed for gathering information on a possible entrance design, and its cost
- Walter Betsayed for sweeping the street gutters and removing weeds growing in the streets around his part of the neighborhood
- Tony Vollers for fixing the gutter at the pool, spraying an outcropping of fire ants at the pool, pulling Dallas grass along the boulevard, watering the bushes at the entrances, and putting a switch plate cover on the light switch in the pump room
- David Tousignant for looking into and working on various projects at the pool

Please let the board know of other neighborhood residents who deserve **thank yous**.

Meeting was adjourned at 7:43 PM

Frank Clark

Secretary