

**Mountain Brook of Madison
Homeowners Association
Minutes from June 14, 2022**

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

Call To Order

Ellen called the meeting to order at 6:01 PM

Attending

Ellen Vollers-President

Robin Zich-Vice President

Christopher Murphy-Treasurer

Frank Clark-Secretary

Sam Hizer-Accountant

Chris Keeney-Resident

Lisa Thomas-Resident

Josh Call-Resident

Valeh Betsatad- Resident

Samantha discussed the financial report. May is under budget by \$1086. YTD we are \$2545 over budget due to landscaping projects. There are 2 remaining homeowners that have not paid dues. The board will send the next bill via certified mail (as suggested by homeowner Lisa Thomas) before beginning the lien process. Ellen will take the certified letters to the post office.

Residents asked about the pool maintenance schedule, who does it, how often and the monthly cost. The board needs to get some clarity on the details. Frank would be happy to help if he can get access to the billing and company, etc. and possibly also get competitive bids for next year.

Old Business

Annual meeting is finalized for October 11th

Each board member is going to participate in providing information/brief articles for the monthly or quarterly newsletters. Subject matter discussed were covenant information, annual meeting dates,

repaving of neighborhood roads, etc. Contact information for New Leaf Landscaping for residents to reach out for personal landscaping needs. will also be included.

Pool Update-Homeowners asked about status of the pool furniture, specifically the picnic tables. It is a big expense that's not in the budget currently. New tables would be about \$1000 per table @5 tables.

Discussed repaving of roads in the neighborhood. Remington, Overton, Indian Crest and Sharpsburg are on the City of Madison's schedule for repaving in July.

Chris Keeney stated that she is still working on removing the poison ivy on the tree along the boulevard by Agape. She also will be pruning the suckers on the dogwood tree at the neighborhood south entrance.

New Business

Entrance update-Several residents are passionate about making the entrance look better. Once again this has not been included in the budget. Water and electricity connections to the 4 separate areas at the entrances are the biggest cost questions. Homeowner Valeh Betsayed agreed to spearhead research on the cost for this project and it would be considered by the board for 2023.

Board discussed allowing homeowners on Breland's former property along Mountain Brook Blvd. to be allowed to use the pool. Board agreed they should pay the \$400 dues and become members of the HOA in order to use the pool. The legal ramifications of allowing new homeowners to join needs to be investigated before we proceed.

Resident Josh Call requested permission to drop 6 moving pods along Remington Road starting on June 16. Those 6 will be removed by June 22, and 4 more will be dropped. Those 4 will be removed on June 26th. Josh discussed this with all neighbors except 1 and he will reach out to them. Board approved this. Josh was asked to be sure that the pod placement does not interfere with garbage pickup.

Board requested the status of the covenant enforcement spreadsheet. Ellen will follow up with Jonathan regarding this. Ellen noted that enforcement letters have declined in June to 30 letters, from 50 letters in May which notes improvement.

Robin purchased 2 sandwich board signs to be placed at each entrance to alert homeowners about upcoming meetings for \$81 each.

Ellen noted that garbage claw pickup of yard debris is not every week, and the cost is tied to homeowners' electric bills which means there will be no pickup in front of vacant lots. Josh Call mentioned that homeowners can call the City of Madison to ask to be put on a list for claw pickup.

Meeting was adjourned at 7:50 PM

Frank Clark

Secretary