

Mountain Brook of Madison
Homeowners Association
Minutes from March 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 6:00

Attending

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Jonathan Pierce-Resident

Christopher Murphy-Board Member

Hillary Brickhouse-Resident

Discussed Financial report from Samantha. February was under budget by \$3483. YTD we are \$6484 over budget due to landscaping project and delinquency in dues from 16 homeowners.

Ellen is working with Samantha on a list of delinquencies. Robin will notify Samantha when a new resident moves in so billing can be properly sent.

Brinks Home security wants to raise the fees for monitoring the clubhouse. Services are currently \$95.84 per quarter. Increased charge will go to \$102.46 per quarter.

Some of the landscaping has been completed. Small bushes have been planted in front of both entrances, and new sod has been installed in front of the Agape entrance.

Ellen Spent \$116 for stamps and \$16.32 in envelopes to send information to the residents. Board approved reimbursement.

Old Business

Discussed new inspection plan to make sure homeowners are complying with the covenants. Board agreed to retain the services of resident and independent contractor, Johnathan Pierce at the special

board meeting on February 27th. Mr. Pierce will be compensated \$350/month plus expenses. The board is still working on the contract for John, and it should be finalized by the end of March.

We shopped for new liability and property insurance. Frank led this task and determined that our current premiums are very competitive. The board decided to stay with our current insurance provider.

New Business

Homeowner Hillary Brickhouse expressed concern over the removal of 8 large trees on Hursthaven Ct. Homeowner removing the trees...Nick Norton insisted this was approved in a conversation with Ellen Vollers. Board tabled this decision until the next meeting.

Reviewed homeowner covenant violation letters presented by Johnathan Pierce. Johnathan had questions regarding basketball goals, yard flags, flagpoles and temporary signs. (cooks, landscapers etc.)

Board agreed that basketball goals are acceptable as long as they are approved by the architectural standard committee/Board. Mobile hoops are strongly encouraged due to their ability to be moved out of site if necessary, and ease of maintenance as all basketball goals must be kept in "like new" condition.

Lawn flags were discussed and if they should be allowed to be displayed. This was tabled for the next board meeting.

Board agreed that flagpoles are acceptable. Board also agreed that temporary signs are acceptable.

Robin will get with Damon and have him set up an email for John to receive email correspondence from the homeowners regarding questions about covenant violations. He will also get with Damon to set up an online form to request clubhouse rental.

Board discussed a change in the pool key system. Proposed giving new homeowners the first key free, and charge them for replacement keys.

Meeting was adjourned at 7:50 PM

Frank Clark

Secretary