

Mountain Brook of Madison
Homeowners Association
Minutes from May 10, 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

Christopher Murphy-Treasurer

Letitia Weaver-Communications

Samantha Hizer-Accountant

Merishna Tousignant-Pool Manager

Jonathan Pierce-Covenants Manager

Walter Betsayed-Resident

Valeh Betsayed-Resident

Kyle Brickhouse-Resident

Financial report: Samantha presented the financial forms. April under budget by \$2395. YTD we are \$3630 over budget due to landscaping projects.

Residents in attendance questions/comments: Covenant compliance - Residents discussed letter they received from Covenants Manager; asked about the time frame for sending out fines; and asked when the Covenants Manager checks the neighborhood. Jonathan addressed these questions and also talked about commending homeowners for their hard work on their yards/homes. Robin noted that the Board had received a letter from the Covenants Manager about the need to improve the area along Mountain Brook Blvd.

Pool Update: Merishna stated that Anders Pool Company has not been able to replace a tile in the pool. In order to do so, the water in the pool has to be drained to below where the tile goes and that area

needs to be dry for two days. Robin suggested getting this done before Memorial Day weekend. Merishna will check with Anders Pool Company.

Old Business

Board discussed the quote of \$3000 from New Leaf to install sod where soil is bare and/or eroding along both sides of Mountain Brook Blvd. Bermuda sod would be installed in areas that get a lot of sun, and shade tolerant zoysia installed in shady areas. Board approved this expenditure. It was discussed that no irrigation is available along Mountain Brook Blvd, so how to water the sod needs to be investigated.

Contract for the HOA Covenants Manager was signed by Jonathan and Ellen.

New Business

Annual neighborhood HOA meeting was discussed. Board approved October 11, 2022, for this meeting. Valeh Betsayed mentioned having a neighborhood pot luck like was held in past summers and agreed to look into it.

Ellen suggested that the Board send newsletters throughout the year with pertinent information for homeowners and asked each board member to write something for the newsletter. Each board member agreed to do so. Kyle Brickhouse suggested sending four newsletters per year.

Robin presented sign options to be used at each entrance of the neighborhood. Board agreed to purchase two sandwich board signs that will display messages to homeowners. Price for the two signs is approximately \$260.

Neighborhood street paving: Certain streets in the neighborhood are supposed to be repaved this summer by the city of Madison. Ellen will contact Teddy Powell, City Councilman, about prioritizing Canterbury Drive for repaving.

Meeting was adjourned at 7:35 PM

Frank Clark

Secretary