

**Mountain Brook of Madison**  
**Annual Community HOA Meeting**  
**Minutes from October 11, 2022**

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

**Call To Order**

Ellen called the meeting to order at 6:02

**Attending**

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Christopher Murphy-Treasurer

Samantha Hizer-Accountant

Merishna Tousignant-Pool and Clubhouse Manager

Chris Keeney-Landscape Committee Member

Kyle Brickhouse-Resident

Jen Baker-Resident

Donna Brown-Resident

Diana Christenson-Resident

Robert Dirmeyer-Resident

Marsha Jackson-Resident

Mary Mayhan-Resident

Jonathan Pierce-Resident

Bo Rosberge-Resident

John Somsel-Resident

Nason Snow-Resident

Gwen Whitehead-Resident

## **Board was introduced to residents**

### **Financials**

Samantha discussed the financial report. September over budget by \$4126. YTD we are \$3296 over budget. The overage for September was a result of 2 pool maintenance billings for that month. YTD we are over due to landscaping projects (mainly installation of new sod.) Robin explained the HOA's Capital Reserve Fund in regard to questions from homeowners about being over budget.

### **Landscaping Update**

Discussed finalizing a new landscaping agreement with New Leaf for the year 2023. James with New Leaf indicated that there would be a price increase, but that amount has not yet been finalized. Homeowners (Gerry & Renee Johnson, Nason Snow, Ken & Barbara Booth, Chris Keeney, Tony Vollers) were commended for helping with the watering of the new sod installation. Kyle Brickhouse on Hurst Haven Ct. indicated that he would be willing to help with watering the new sod installed behind his house on Mountain Brook Blvd. Bob Dirmeyer voiced his concern about the inconsistency of the hedge trimming along Mountain Brook Blvd. Robin said that the hedges are trimmed twice a year and are scheduled to be trimmed in two weeks. Bob was asked to assist with the landscaping committee, and he agreed to participate.

### **Entrances Update**

Mountain Brook entrances continue to be of concern to many residents. Bushes aren't growing very quickly, primarily due to lack of irrigation and variation in the amount of sunshine they receive. Robin explained that the previous board decided not to replace the original irrigation system that no longer worked, due to cost. The board will give another look at adding irrigation to the entrances and explore the cost involved in relation to the budget. Donna Brown mentioned that pipes are sticking out of the ground at the entrances and they are a hazard. Frank will look into this.

### **Repaving of Roads/Street Lights**

Canterbury Drive is scheduled to be repaved sometime between now and the end of September, 2023. The City Engineer told Ellen that it would probably be repaved next summer. A homeowner mentioned that WOW is putting fiber optics in our neighborhood. Donna Brown stated that the Madison Public Works Department is refitting all street lights with LED lights throughout Madison.

### **Pool Update**

There are 2 lights in the pool that don't work and need to be replaced. It will cost \$300/bulb. Merishna thinks the pool has a leak because it has had to be topped off more significantly than in the past. Ellen has a copy of the water bill from Madison Utilities and will compare water usage this season to last season. Also, a broken tile needs to be replaced and four lounge chairs are in poor condition. Donna suggested getting new chairs at Sam's Club. Ellen mentioned that a new pool manager will be needed for the 2023 season.

### **Flooding Issues**

Recent flooding issues on Hurst Haven Court, Canterbury Drive, Canterbury Circle and Montrose Drive were discussed. Ellen spoke with the manager of the apartment development behind Canterbury Drive

and Montrose Drive and he indicated that they would make sure to provide measures for drainage caused by the construction.

### **Homeowner Committees**

Residents were welcomed to participate in the following committees: Welcoming, Entrance, Architectural, Landscape and Pool Furniture. Donna Brown and Diana Christenson expressed interest in working on a committee.

### **Homeowners Dues**

Payment options were discussed. Personal check, Online bill pay, Money order and Cashier's check are options. Don't drop payment in the clubhouse mailbox.

### **Covenants Management**

Most residents were not in favor of bringing back Hughes Properties to enforce the covenants. Some residents were in favor of forming a Covenants Committee to handle this task. Marsha Jackson said that compassion must be a criteria of whatever is decided. Everyone agreed that making sure the homeowners were informed of the process before the first letters were sent out was vital. Board will meet soon to discuss options.

### **Board Member Voting**

Merishna and Jonathan agreed to join the board with the resignation of Christopher and Letitia, who will be Members-at-Large (non-voting members). Homeowners were in favor of this change.

Meeting was adjourned at 7:55 PM

Frank Clark

Secretary