

Mountain Brook of Madison
Homeowners Association
Minutes from April 10th, 2023

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

Call To Order

Ellen called the meeting to order at 6:11PM

Attending

Ellen Vollers-President

Robin Zich-Vice President

Frank Clark-Secretary

Bob Seaman-Accounting

Jonathan Pierce-Board Member

Lisa-Homeowner

Financials

Bob discussed financial report. March under budget by \$567. YTD we are \$581 under budget.

Landscaping Update

Trees by entrance to neighborhood need to be removed so plants can get sunlight. Cost for tree removal is \$2100

Pool & Clubhouse update

Duties need to be added for the person taking over the pool maintenance; Shower drain must be cleaned and debris needs to be blown off of the pool deck. On April 26th, the pool company will ready the pool for the season and the pool will open on May 13th. New tables are scheduled to arrive in late May and board members will help assemble and install. New umbrella also needs to be ordered as one was destroyed in a windstorm last year.

Covenants Enforcement

Violation was noted on a vehicle that is consistently parked in the street at 145 Canterbury. Jonathan will send a letter to homeowner. There are some annual dues that have not been paid. Board discussed adding a lien to the property.

Newsletter

New tables for pool should be included in the newsletter.

Other Topics

- Brinks security call list has been updated. Ellen, Robin and Merishna have been added to the call list of contacts. Ellen has requested a security sign from them.
- Mr. Freeman is the project manager for Comcast internet install. Homeowners that have any issues with their yard should contact him.
- Homeowner on Clearbrook is getting bids on the fence that borders Mountain Brook Blvd. Another homeowner is getting bids on the Clearbrook fence that borders the parking lot.
- Ellen has attempted to reach out to the new homeowner on Fernbrook to discuss adding a fence to back up to Mountain Brook Blvd.
- Marco is the project manager for the new apartments being built behind Montrose. He is working on a survey of the land to determine placement of a fence. It is a challenge due to the irregularity of the yards that backup to the apartment land. He won't begin work for another 6 months. Some of the homeowners in attendance requested some type of berm instead and asked to request softer lighting in the apartment parking lot.

Meeting was adjourned at 7:33 PM

Frank Clark

Secretary