

# Mountain Brook of Madison Homeowners Association

## Minutes from February 21, 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 6:00 PM

### Attending

Ellen Vollers-President  
Robin Zich-Vice President  
Frank Clark-Secretary  
Jonathan Pierce-Communications  
Bob Seaman-Accountant  
Chris Keeney-Landscape Committee Member

### Financials

Bob discussed the financial report for the month of January. We are over budget by \$1713. YTD we are \$1713 over budget. We discussed the option of allowing residents to make homeowner dues payments electronically. Bob said there would be a charge to accepting PayPal, Venmo, etc., of about \$2500. The board decided not to add this option due to the cost.

### Landscaping Update

Robin spoke to James (landscaper) regarding blowing leaves and other debris against the fence and noted that it should be picked up due to its impact on decay at the bottom of the fence. Chris Keeney pointed out that the bushes behind the brick walls at the neighborhood entrances need to be trimmed back because they are blocking the sun. Chris also said that she will trim the hydrangea near the clubhouse.

### Pool & Clubhouse Update

Ellen Bockholt will be the new clubhouse manager. This is a volunteer position. However, she will be paid \$400 per year to thoroughly clean the clubhouse at least twice. Ellen Vollers will ask Damon to replace Merishna's email with Ms. Bockholt's email so that all clubhouse reservation requests from homeowners will go to her. Pool repairs will be made on March 1st by Anders Pool Service. We also need someone to take care of the pool when the season starts. This is a paid position of \$200/month.

### **Covenants Enforcement**

No new violations were noted. Starting in March, each board member will cover a different section of the neighborhood. Weeds are starting to show and we will make note of the issues pertaining to them. Ellen spoke to the homeowner on Clearbrook Court regarding the structure in the backyard. It was not a shed, but a very large stack of firewood, covered with a blue tarp. This has since been removed. The homeowner also inquired about a fence company. The board discussed possibly paying for part of the cost to install a fence that would be located along Mountain Brook Boulevard. Ellen will get in touch with the homeowner about this.

### **Newsletter**

Ellen has talked with Donna Brown about getting her help with putting together our community newsletter. Suggested topics are the following:

- Pool Manager
- Repaving of Canterbury Drive
- Landscaping of Entrances
- Trash Pick-up Dates
- Town Madison Updates (Ken Booth)

### **Other Topics**

The board discussed the security light by the clubhouse parking lot that constantly stays on. The daylight sensor is broken and would need to be repaired. Discussion was held about whether the cost to do so would be more than the cost of it staying on constantly. Ellen spoke to Damon about the HOA app that Merishna mentioned and he indicated it is not needed at this time because of things we already have in place.

### **New Business**

Update on projects:

- Pool furniture-The board approved the purchase of 4 picnic tables for the pool. Total cost=\$5748. We must be sure that they are never power-washed.
- Playground area-Rubber mulch for approx. 312 cubic feet under and around the play area=cost of \$2940. The mulch would be delivered free of charge.

Also discussed using interlocking rubber mats rather than rubber mulch. Subject was tabled until the next meeting.

Meeting was adjourned at 8:00 PM.

Frank Clark

Secretary