

Mountain Brook of Madison
Homeowners Association
Minutes from January 10, 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 6:00PM

Attending

Ellen Vollers-President

Frank Clark-Secretary

Jonathan Pierce-Communications

Samantha Hizer-Accounting

Financials

Samantha discussed the financial report. December under budget by \$461. YTD we are \$2611 over budget.

Landscaping Update

None

Pool update

A resident is needed to take care of the pool during the open season. We will post in the newsletter. Anders Pool Company is not responding to our calls about getting some items repaired. We received invoices for \$150 for off-season pool service.

Covenants Enforcement

No new violations were noted, with the exception of the structure in the backyard on Clearbrook Ct. This section is in Ellem's area and she is going to send a letter to the homeowner. Board also discussed possibly paying for a fence that hides the back yards that face Mountain Brook Blvd.

Other Updates

Ellen noted that Brinks Security called a resident that was a former board member. Each time Brinks called, they said there was some sort of security issue at the clubhouse. We don't know what that issue was or is. Ellen is going to get with Brinks and update the phone call list.

New Business-Capital Projects for 2023

Update on projects:

- Pool furniture-Frank presented an option for picnic tables. The cost is \$1267 each, and freight cost is approximately \$1054 for 4 tables. Total cost approximately \$6122. These tables have a 20 year warranty. Frank suggested to just replace the tables this year and look at replacing the lounge chairs in 2024.
- Playground area-Ellen suggested using rubber nuggets to eliminate the mud problem and help with safety. The cost is \$7 per bag and Ellen will work on how much is needed based on size of bag and square footage. We also need a border to hold the mulch in place.
- Handicapped area by clubhouse-Jonathan did not have an update at this time

Meeting was adjourned at 7:15 PM

Frank Clark

Secretary