

**Mountain Brook of Madison  
Homeowners Association  
Board Meeting Minutes  
July 11, 2023**

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

**Call to Order**

Ellen called the meeting to order at 6:06 pm.

**Attending**

Ellen Vollers--President

Robin Zich--Vice President

Jonathan Adams--Treasurer

Chris Keeney--Landscape Committee Member

Bob Seaman--Accountant

Minutes of the June 13, 2023 board meeting were reviewed and approved with some revisions.

Financials were reviewed by Bob Seaman. Nathan Prather was unable to attend but will plan to attend the August meeting. Current operating cash of \$33,387.20 and a Capital Reserve of \$57,339.19. \$26,000 in additional expenditures based on the budget. Part of the Capital Reserve will go to projects of redoing the entrances and possibly rekeying the locks to the pool and clubhouse.

**Pool Manager Update**

An electric blower approved at the last board meeting (not to exceed \$200) was purchased along with large trash bags for a total cost of \$139.25.

Taylor has been monitoring the height of the water in the pool and adding additional water, if needed, because the pump works best when the water is high. Robert from Anders Pool Company is pleased with the pool being at a consistent height. The board members agreed that the water spigot outside the pump room needs to be replaced. Currently, a work-around (the shower by the pump room) has been used, but it takes more time to fill the pool to the appropriate height. Robin and Jonathan will get quotes.

### Clubhouse Manager Update

Ellen Bockholt has said that she is unable to fix the clock that is placed in the back clubhouse window by the shower. The board approved the purchase of a new clock, not to exceed \$50.00.

### Entrances

The decision was made to go with Valley Painter Pro to paint the entrances. Chris Keeney will look at Sherwin Williams color swatches in soft white that would look best in the entrances. The entrance lettering needs to be painted black. Jonathan Adams talked about the next steps, i.e. getting electricity out to the entrances. He will ask Mark Thompson to show him where the wires might be. Solar power was also discussed. Jonathan mentioned that he has low-voltage, wired lights at his house that might be something that could work at the entrances. This could be verified by Mark Thompson and Huntsville Utilities. How to get a water source without having to tear up the road was also discussed. Looking into the possibility of paying neighbors who live near the entrance to provide water -- not to exceed a total of \$200 (\$50 per side) -- was approved. Jonathan and Robin agreed to look into this. As far as landscaping for the entrances, it was agreed that low maintenance plants are what is needed.

### Old Business

The three dark blue pool umbrellas purchased by Robin were approved by the board.

Robin reported on the meeting he and Ellen had with a gentleman from the Flying Locksmith. The purchase of ten restricted keys for the top deadbolts of the pool bathroom and both clubhouse doors was discussed. Each board member and the clubhouse manager would get a key. Also discussed was rekeying the pool key; either a physical key or a key pad. This will be discussed further at the next board meeting.

Ellen asked Chris and Robin to meet with her and Mr. Freeman, Comcast subcontractor, Wednesday morning, to discuss the location of the Comcast Node Equipment Housing along Mountain Brook Boulevard near Canterbury Drive.

The meeting was adjourned at 8:10 pm.

Ellen Vollers