

Mountain Brook of Madison  
Homeowners Association  
Board of Directors Minutes  
13 June 2023

Meeting called to order at 6 p.m.

Voting members present: Ellen Vollers, President; Robin Zich, VP, and Jonathan Pierce.

Pool Manager Taylor Zich was also present.

No minutes were reviewed.

Financials reviewed:

- Operating under budget (\$3000 under overall budget)
- \$16000 surplus
- \$36000 cash balance
- \$60000 with reserves

Homeowner comments:

Mrs. Brickhouse said she believes the property reviews for covenant violations are not working. She wants Hughes Properties back. There was general support from the seven attending homeowners. The Board will take that under advisement but believes all homeowners should be advised of an upcoming vote on the issue.

Pool Manager's Report:

- Requested approval from the Board to purchase an electric blower to remove leave and debris from the deck area of the pool. Approved by the Board not to exceed \$200.
- Requested the purchase of larger trash bags for the pool trash cans. Approved for reimbursement.
- Suggested removing old dying trees that are just outside of the pool area. General approval.
- Mrs. Brickhouse suggested that the fence around the pool be extended under the covered patio. General agreement by the Board. Robin will get a quote on this. The fence might get extended to the tennis court. May also add basketball hoops to the tennis courts.
- Mrs. Brickhouse also recommended that we go to a keypad access in place of the keys currently in use. Discussion recognized the ability to change the entry code on the keypad as being more practical than keys that moving residents sometime forget to transfer to new home buyers/renters. Mrs. Brickhouse will get a quote for rekeying the clubhouse/pool with electronic keypads. Board said to keep it under \$1000. Jonathan Adams suggested that the keypads get changed each

January and residents only get the new keypad code when they have paid their dues.

- The Board will look into getting a pool cover for the pool for the winter month.
- Ellen noted the need for one more table umbrella. Discussion was held about matching umbrellas and using the current two as backups as needed. Robin proposed buying three new umbrellas and Jon seconded. Approved -- not to exceed \$1350. Robin will look into it.

#### Clubhouse and Related Matters

- Marishna Tousignant submitted her letter of resignation from the Board.
- Jonathan Adams noted his willingness to serve on the board and the Board and homeowners present elected him to fill the vacancy.
- Members complained about the landscaper/grounds keeper parking too close to the entrances. Robin said he would talk to the contractor and ask him to park on the exiting side of the street, thus removing the hazard for entering Mountain Brook Blvd from Zierdt Road.

#### Entrance Landscaping

- Valley Painting Pro has submitted a bid (\$4850) to paint the entrances. Ellen noted that Chris Keeney of the Landscaping Committee has reservations about using pressure washing to clean the entrance bricks as it might damage the mortar. Robin noted that brush and vinegar would be an alternative.
- Robin proposed getting a revised quote from Valley Painting Pro on the entrance work. He also suggested getting a second bid from a different contractor based on the concerns of a landscaping committee member.
- Jon seconded the motion. The Board approved the motion but no time frame was fixed for when the bids are due.

#### Landscaping

- For homeowners wanting an alternative to poisonous weed killers for weeds in lawns, it was suggested they use a homemade spray of 30% vinegar, 1 cup salt, and a bottle of dish soap.
- COMCAST and WOW cable work have caused damage to lawns throughout the subdivision. The Board may need to intercede on behalf of homeowners.
  - Cables have been severed
  - Sprinklers have been damaged
  - Grass is dying in places where holes were dug

#### Town Madison Fence along the back of Canterbury and Montrose properties

- The developer of the luxury apartments that will be built in Town Madison behind the MDHOA properties is proposing a fence barrier between the two entities. They have met with the affected homeowners and are considering a

walkway from Mountain Brook neighborhood to Town Madison. A right of way between Canterbury and Montrose exists and it might be used to provide the connection between Town Madison and Mountain Brook. More information to follow.

The meeting adjourned around 8 p.m.

Jonathan Pierce