

**Mountain Brook of Madison  
Homeowners Association**

**Minutes from March 14, 2023**

**Call to Order:**

Ellen called the meeting to order at 6 p.m.

**Attending:**

President, Ellen Vollers  
Vice President, Robin Zich  
Communications, Jonathan Pierce  
Landscape Committee Member, Chris Keeney

**Approval of Minutes:**

Revised minutes, edited landscaping to "holly" bushes. Robin moved to accept, Jonathan seconded, minutes approved

**Financials:**

Nathan is our new point of contact at the CPA firm. He will be asked to CC board when emailing residents.

Reviewed financials, Bob's executive summary, and unpaid dues (six unpaid)

**Homeowner Open Forum:** None present

**Pool and Clubhouse:**

- Merishna's report was given to Ellen. The pool contractor replaced/repaired/inspected the pool lights (March 1<sup>st</sup>) and the lights are currently off.
- Robin spoke to the upcoming pool season and noted we still need a pool attendant to open/close the pool daily, take care of trash, and do a sanitation cleaning of the bathroom daily. He also introduced the idea that labor costs have gone up on almost all similar jobs for teenagers and suggested that we consider increasing the \$200 per month for the pool attendant to something around \$300. Jonathan moved that the board increase the attendant pay to \$300, Ellen seconded, and the board approved the increase.

As in the past, the board was interested in hiring a teenager to manage the pool. Robin noted that Taylor Zich might be interested in the position. He was called, and his interest was verified. He was invited to join the meeting, and a job description and interview followed. Taylor was excused from the meeting while the board voted on whether to hire him. The board voted unanimously to hire Taylor.

- The pool will be shocked in preparation for the summer opening in time for the May 13<sup>th</sup> opening of the pool for the summer. The pool attendant and his board supervisor will determine when to close the pool, during the summer season, as weather demands.
- The board will set up the pool furniture for the pool opening.
- The new tables have been ordered, Frank paid \$5748 and will be reimbursed.
- A few lounge chairs may be purchased this year, or we may table their purchase to next year. Decision at the April board meeting.
- Rubber mulch from Lowe's for the playground will cost approximately \$2940. Truck for transport is free.

### **Landscaping Committee Update:**

- No actual report because of the cold weather we have been experiencing.
- The board decided to cut down the holly (bushes/trees) at the entrances because they are not attractive and obscure the brick entrance signs.
- A house on the north end of Clearbrook has four dead pine trees on their personnel property. The board will consider this at the April board meeting.
- HVAC screening was discussed. Board members were asked to review the covenants before the April board meeting. To what extent must HVAC units be screened? Is visible from the street mean from any angle, or just from the front of the house? Do the covenants actually say the HVACs must be screened?
- At the southeast corner of Clearbrook and Mountain Brook Blvd the property's back yard is not screened by a fence along Mountain Brook Blvd. The same is also true for a house further up Mountain Brook Blvd (a fence used to screen this property but a past resident removed it without approval), and for another property on Euclid. The board agreed to offer to share the cost of a fence with homeowners at Clearbrook and Mountain Brook because it is right at the south entrance to the Mountain Brook of Madison. The board has not yet decided on the other two properties.

### **Communications:**

A newsletter is desired. Among topics are the following:

- A natural weed killer using vinegar, dish soap, and salt
- An article about scrubs and sidewalks
- More
- COMCAST Cable began installing cable throughout the subdivision with no notice. They seem to be working at having minimal after-installation affect to properties, but installation is invasive. It will provide another source of phone, internet and cable for Mountain Brook of Madison residents.

The meeting concluded at 8:11 p.m.

Frank Clark  
Secretary