

12 September 2023
Mountain Brook of Madison HOA Board Meeting

Meeting was called to order at 6:05 pm.

Board Members present: Jon Pierce, Jonathan Adams, Ellen Vollers
Homeowner present: Chris Keeney, Landscape Committee member

August meeting minutes not available for review.

Bob Seaman sent financial report via email. He emailed that financials are in good shape.

Letter to the board from Jennifer Elkins, owner of 100 Overton rental property, was briefly discussed. The letter was very unkind and unaware.

Jonathan discussed that the painting of the entrance walls cannot start at this time because he needs two weeks to get sources of water to clean the brick walls. The cost to pay residents (whose homes are by the entrances) for the use of their water would be \$50 to \$100.

Ellen reported that homeowner Donna Brown talked with her about the lack of shrubs along Mountain Brook Boulevard at Canterbury Drive. Donna said that the shrubs that had been there were removed and mulched by a former Board that said the shrubs were overgrown and would be replaced. Since the removed shrubs were not replaced, Donna is requesting that current board plant bushes there. The Landscape Committee will look into this.

The homeowner at 100 Clearbrook Ct. sent the Board a letter concerning three trees in their yard that an arborist said needed to be removed. The homeowner sent an easement plot showing that the trees mentioned are within the HOA's easement. The board will let the homeowner know that they will review the material.

Jonathan reported that willow tree roots at 117 Remington are buckling a neighbor's concrete. A written request to the board from the neighbor is needed.

An Aside: Any tree removal requires board input/approval.

Chris reminded the board that if homeowners' roof tiles need replacement, architectural shingles are the approved type.

According to a Town Madison resident, the Town Madison apartments area behind Montrose and Canterbury homes has changed. Jon mentioned the plan now, according to the resident, is no longer apartments but businesses and stores. Ellen will contact Marko Brakovich, the person in charge of development and construction for Silver Companies, to ask about this.

Covenants Discussion

Jonathan led discussion about letter he is recommending the board send to homeowners regarding covenants. (Jonathan emailed letter to board members on Aug 26.) Ellen addressed her concerns with the letter. Courtesy Notice should not make residents mad. There has to be some understanding regarding what homeowner may be going through. Also, homeowners have stated that they want pictures with the reviews.

Jonathan spoke to Ellen's concerns. Homeowner gets respectful notice. A nice courteous letter. 20 to 30 days for homeowner to take action. However, **no response** from the homeowner **is not acceptable**. The homeowner can:

1. Respond by contacting the board for clarification
2. Ask board to review in person
3. Ask for help

Jon stated that he, in principle, is in agreement with this course of action. Jonathan asked the board to review these options, make comments in red, and submit comments to him.

October Closing of the Pool and HOA Community Meeting

- HOA Board Meeting 10 OCT (to polish things up on covenants letter))
- HOA Annual Meeting 17 OCT (discuss what Board has done, what plans to do)
- Pool closed 29 OCT (Ellen will check with Anders Pool Company about date)

Jon reported that he will get handicap signs for the clubhouse area.

Meeting adjourned.

Jonathan (Jon) Pierce