**Adams Run Homeowners Association**

Board of Directors Meeting

April 17, 2023

Minutes of the annual neighborhood-wide meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on April 17, 2023.

1. **CALL TO ORDER**

Board member Joey Henslee called the meeting to order at 6:34PM.

1. **ROLL CALL OF OFFICERS**

*Present:*

Joey Henslee, Pool Committee Chair & HOA President

Candice Novotny, Treasurer

Patrick Haarsgaard, Secretary

Beth Brown, ACC Committee Chair

Walter Hahne, Grounds Committee Chair

*Open Chairs:*

Social Committee Chair

Communications Committee Chair

In addition to Board Members present, approximately 25 residents in attendance

1. **COMMITTEE REPORTS**

*Treasury Report*

* Discussion of P&L – 2022 actuals versus 2023 budgeted
  + Service contracts –
    - Landscape maintenance (Envirocare) and Pool services
      * Landscape fee went up $3,000; discussion on whether to go out for bid to be left with grounds committee – in recent years, they have been most competitive
      * Includes cutting of common areas (Scuffletown, Adams Lake Blvd, entrances, common areas on the lake, across top of dam), prune bushes, leaf pickup, ant treatments, fertilizer
  + Savings account currently has $15.6K, and 2022 net income was approx. $7.1K (total approx. $22.7K)

*Architectural Control Committee (ACC) Report*

* New round of letters just sent out, already good response rate
* No further report

*Grounds Committee Report*

* See above for landscape maintenance
* Goose Management
  + Program was established to maintain certain level of geese – never intended to eliminate them completely
  + Currently no plan to maintain the geese population, and potentially rapid growth anticipated
  + $42 per homeowner would be cost as updated
  + Alternative – Round them up and terminate
  + Contentious discussion over impacts of options

*Pool Committee Report*

* Pool – Service contract has gone up as well; much of it due to increased cost of chemicals
* Discussion on pool-related capital projects

*Communications Committee Report*

* New co-chairs assuming role pending vote - Jen and Brian Curtis
* No report

*Social Committee Report*

* New chair assuming role pending vote, Cody Nathan
* No report

1. **Special Topics for Discussion & Open Vote**

* Goosebusters **Vote:**
  + To end at the end of May: 11 votes
  + To continue service and determine where money comes from: 15 votes – vote carries
* Capital projects
  + Mulch – two options, either/or (option 2 includes option 1)
  + Pool concrete – just to replace a five-foot strip around the pool
  + Pool furniture – includes replacement of chairs, buying chaise lounges with what is left
  + Scuffletown entrance - $3,850 is the lowest amount needed to restore
    - Many unknowns – unsure about power restoration
    - Plan is to tear down the first column, put a boulder in the front, back pillar stucco-ed and repainted
    - Goal is to create something with very low maintenance
  + **Vote:**
    - Scuffletown entrance – Vote caries based on majority
    - Mulching:
      * Mulching option 1 – 19 votes, vote carries
      * Mulching option 2 – 12 votes
    - Pool concrete – Motion to vote on beginning savings for future of $3,875
      * Yes vote carries
  + FINAL TOTAL CAPITAL IMPROVEMENT: $11,345 approved
    - Remaining net income - $1,625.40
* **Vote** to allow Board to execute budget in its entirety – Based on majority, budget passes for 2023
* **Vote** on 2023 Board members – based on majority vote, board as been APPROVED

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, May 15, 2023 at 6:30PM at Five Forks Library.

The Board adjourned at 8:30PM.