**Adams Run Homeowners Association**

Board of Directors Meeting

May 15, 2023

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on May 15, 2023.

1. **CALL TO ORDER**

Board member Candice Novotny called the meeting to order at 6:30PM.

1. **ROLL CALL OF OFFICERS**

*Present:*

Candice Novotny, Treasurer

Patrick Haarsgaard, Secretary

Beth Brown, ACC Committee Chair

Walter Hahne, Grounds Committee Chair

Jen and Brian Curtis, Communications Chairs

*Not Present:*

Joey Henslee, Pool Committee Chair and HOA President

Cody Nathan, Social Committee Chair

In addition to Board Members present, approximately 5 residents in attendance

1. **NEW BUSINESS**

Proposal to establish neighborhood vote on update of covenants and assessments detailed below. Plan is to finalize decision on which items to include on neighborhood vote and in what form at next month’s (June 19) meeting:

1. Rental properties

* Discussion occurred around amendments that would be needed to potentially 1) establish limits on number/percentage of homes being rented; 2) hold property owner responsible for ACC regulation compliance; 3) possible additional fees to be paid to HOA (additional source of revenue)
* Decision to move forward with inclusion in neighborhood vote on covenant update

1. Garbage collection

* Covenant update would stipulate that all residents much use a single “preferred” trash collection service
* Benefit would be 1) potential cost reduction to individual residents; 2) accountability for any damage caused by trash trucks entering/exiting neighborhood; 3) reduced truck traffic throughout the week
* Beth Brown presented quotes obtained from several local sanitation companies, discussion on costs and benefits of each
* Decision to move forward with inclusion in neighborhood vote on covenant update, potentially including a couple of options for residents who vote “yes” to further select a single provider

1. Potential fiscal assessments:

* Replace street signage
  + Subsequent to annual meeting, it was determined that the wooden signage posts throughout the neighborhood are in need of painting, some in need of replacement to prevent signs from falling over due to wood rot
  + Walter Hahne presented detailed quote from local handyman to paint (and replace as necessary) all signage posts throughout neighborhood – total cost $2,500
  + Decision made to approve replacement of the one post in most dire need, explore options for more long-term, maintenance free options on others—further discussion needed to conclude whether assessment option should be included within neighborhood vote and the total cost
* Pool concrete/furniture
  + Particulars discussed at annual meeting held on April 17
  + Decision made to include as potential assessment for neighborhood vote

1. **COMMITTEE REPORTS**

*Treasury Report*

* Legal fees unbudgeted cost – to review covenants to understand ground to stand on for AirBnB
* Update on budget as of meeting date
* One resident with outstanding fees from last year and this year; next step certified letter

*Architectural Control Committee (ACC) Report*

* Good response rate on the 58 letters that went out
* Good response to the more significant issues identified, including the rental property
* Getting ready to send out the next round of reminders (30 days)
* Garbage truck damage – discussion on having a single trash company servicing neighborhood, would be able to hold them accountable
  + Got quotes on several different companies: Prices range from $50-$62/quarter depending on number of houses, services such as additional pickups, recycling, yard waste, etc. would be extra – would be break in pricing to do the whole neighborhood
  + Would require change in covenants 2/3 vote of neighborhood

*Grounds Committee Report*

* Tree removed – previously identified as safety issue
* Scuffletown entrance update:
  + Attempting to find electrician that will take on the job (most commercial electricians say too small of a job)
  + Sprinklers don’t seem to be working, but not 100% sure; plan is to wait until electricity is fixed – Envirocare will do the irrigation, and has given quote for it
* Signage – not in the budget
  + To replace and/or paint the posts = $2,500
  + Decision to replace the sign that is about to fall and do research on other options
* Mulching has been completed

*Pool Committee Report*

* Pool codes are out
* No further report

*Communications Committee Report*

* New co-chairs in place
* In process of solidifying website, updating emails
* In process of establishing an official Facebook page, old page to be deleted
* Budget to be sent for new chairs

*Social Committee Report*

* No report

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, June 19, 2023 at 6:30PM at Five Forks Library.

The Board adjourned at 7:40PM.