**Adams Run Homeowners Association**

Annual Board of Directors Meeting

January 13, 2025

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on January 13, 2025.

1. **CALL TO ORDER**

Board President Joey Henslee called the meeting to order at 6:30PM.

1. **ROLL CALL OF OFFICERS**

*Present:*

Joey Henslee, Pool Committee Chair and HOA President

Patrick Haarsgaard, Secretary

Walter Hahne, Grounds Committee Chair (proxy Al Clevenger)

Cody Nathan, Social Committee Chair

Jen and Brian Curtis, Communications Chairs

Candice Novotny, Treasurer

*Not Present:*

ACC Committee Chair – Vacant

In addition to Board Members present, ~12 residents in attendance.

1. **NEW BUSINESS**

* Discussion on proposed 2025 budget – distributed prior to meeting
  + Total income: 144 homes, due currently $475 = $68,400 + transfer and late payment fees = total budgeted income ~$69,000
  + Review of individual line items within expenses
  + Grounds – 1/3 of total income
    - Discussion of trees downed by Hurricane Helene – see previous minutes for discussion/situation
      * Another tree leaning behind house that has not been taken down, possibility if it falls that it will crush fence - not included within budget
    - Seasonal plantings – have had a longstanding cost with Envirocare for these; when Scuffletown got ripped up, no longer planting, and the additional cost covered the other entrance; Envirocare raised cost to resume planting at Scuffletown entrance; proposing budget of $1250 and will ask them what we can get for it (as well as put out note for interest on neighborhood committee to do internally to save money)
    - Grounds service contract increased $1K
  + Pool – 18% of income
    - Service contract ~25% increase – transferred to Clarity pool management 3 years ago; have said our pool requires almost 2x as much labor to clear leaves than any other pool they clean, also had DHEC inspection occurred this year and they have to service our pool 5x a week instead of current 3x (or they won’t service anymore)
      * Went out for quotes on other providers, but all were more based on the 5-day service; Board recommends continuing with Clarity
  + Property and liability insurance – 11% of income
    - Almost doubled since past year – pursuing other providers but until then we are locked into the doubled rate for 2025
  + Social budget includes 4th of July and Fall Festival – plan to maintain same budget for 2025
  + Utilities – 20% of income
    - Increased budget for telephone utility – this includes WiFi required for the new gate installed this past year – monthly it went up by $20 ($125 to $145) – basic phone service is required per DHEC
  + Capital Projects – all lines are merely references, no extra money in the proposed budget for 2025
    - Nothing proposed for Scuffletown entrance – project has been completed
    - Sign/post replacement – evaluation of neighborhood street signs
      * Had $3K in prior year budget that went unspent – requesting $5K more to complete all the work – don’t have the budget
    - Tree leaning over fence - $5K, do not have the budget for it
  + Reserves as of end of 2024 are ~$22,500 (made up of checking and savings)
    - Will have additional $13K incoming this year as a result of pool reno assessments from last year (those who split it into two payments) – neighborhood has paid this $13K to the vendors upfront out of savings

\*\*\*\*Based on vote of those present, all in favor of approving proposed budget

* Discussion of committee openings – ACC and Communications
  + For those interested, contact Joey for further details on committee role, responsibilities, etc.

\*\*\*\*Based on vote of those present, all current board members are confirmed for 2025

1. **OLD BUSINESS**

* See committee reports for updates on old business.

1. **COMMITTEE REPORTS**

*Treasury Report*

* Review of 2024 P&L actuals versus budgeted versus 2025 proposed
  + Office supplies and postage/delivery fees will be combined into one category next year
  + Goose management will become Wildlife and Lake Management for 2025 (no more goose service next year, but will include as needed items)
  + This year – landscape included $5K for hurricane tree removal and remaining mostly fire ants treatments
  + Signage maintenance – adding $500 to 2025 that we didn’t have in 2024; purpose is for signs which will have to replace (rotten posts)
  + Service contact increase is what is required to retain Envirocare
  + Pool contract and insurance are the largest increases – plan to shop around for better insurance rate
* Action – Need a breakdown of payments sent to Deadeye and the remainder due
* Action – Should add breakout of assessment collected versus uncollected in 2025
* Action – Need to display the $12,600 Scuffletown expense year-over-year

*Architectural Control Committee (ACC) Report*

* + No report presented

*Grounds Committee Report*

* + Street Signs
    - Street signs damaged during storm - We have replaced the divided highway sign in the island at the Adams Mill Road entrance. We reused the street sign from Winslow Way for the divided highway sign to save some money. Al cut off the rotten part of the street sign post.
    - The street sign at Warrenton and Winslow Way was has been replaced. We had to buy new street signs blades and brackets and a new 4x4x12 post. Al was able to get a better price online than what we got from Signorama. We will use the online company for any future street signs that need to be replaced since they had the best price and do offer a volume discount as well. The company is Trafficsign.com.
  + Christmas Decorations  - Wreaths have been placed at both entrances.
  + Common Creek Area Cleanup
    - Leaning Tree behind Scott Gould's house has been cut down at a cost of $5,000. Holbrook competed the task a couple of weeks ago.
    - Sewer Line tree cleanup - MetroConnect came out last week and removed all the tree debris around the manhole covers only. Al needs to reach out to David at MetroConnect and find out if they plan to remove any trees across the creek that are close to the sewer lines themselves…suspect they are not going to do that even though they are within the 12 foot sewer right of way. More to come...Al strongly recommends that if MetroConnect is not going to remove those trees across the creek, we leave them and do not incur any HOA expenses to remove. Al to ask David at MetroConnect what our HOA liability would be.

*Pool Committee Report*

* + Budget update presented – see Treasury report

*Communications Committee Report*

* + No new business

*Social Committee Report*

* + No new business

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, February 17, 2025, at 6:30PM at Five Forks Library.

The Board adjourned at 7:30PM.