**Adams Run Homeowners Association**

Board of Directors Meeting

August 21, 2023

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on August 21, 2023.

1. **CALL TO ORDER**

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

1. **ROLL CALL OF OFFICERS**

*Present:*

Joey Henslee, Pool Committee Chair and HOA President

Candice Novotny, Treasurer

Patrick Haarsgaard, Secretary

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen and Brian Curtis, Communications Chairs

Beth Brown, ACC Committee Chair

In addition to Board Members present, no residents in attendance

1. **NEW BUSINESS**

See committee reports.

1. **OLD BUSINESS**

Upcoming special meetings to gather neighborhood interest in several topics—meetings intended to determine interest from neighborhood and whether Board moves forward with obtaining firm quotes (for assessments) and covenant changes (for trash and rentals) to then call another special meeting for a final vote to approve by 2/3 vote:

September 7 – Covenant Updates:

* Trash pickup – unification of sanitation service
  + Include discussion of possibly implementing violation notices and fees for visible trash cans – will require covenant change
* Rentals – limitations

September 12 – Special Assessments:

* Possible assessments to be discussed:
  + Signage: Options include 1) replacement of all/upgrade to more decorative finish (such as aluminum posts, etc.) or 2) attempt restoration/refurbishment by painting existing wooden signs
    - Walter to send figures on number of total signs in neighborhood
  + Pool repairs: Concrete/coping around pool, gate replacement, furniture replacement (to obtain quote on 28 chairs and 40 loungers and tables)

1. **COMMITTEE REPORTS**

*Treasury Report*

* + YTD budget overview – Candice to provide budget to send out (print July to budget through column N) – also see notes from her spreadsheet to include in minutes
    - Only one outstanding due
    - Still tracking pretty close actual to budget
    - No significant changes since last month’s report budget to actual
    - Moved $1,200 from Scuffletown entrance to irrigation for emergency repair required – Remaining irrigation repair budget is $2,000, need to monitor closely to ensure we stay on budget given costs already incurred

*Architectural Control Committee (ACC) Report*

* Sent out 64 violations in May; 20 shown incomplete – working to update
* Plan to send another round of letters around end of September
* Committee meeting scheduled for this week to update status
* Two requests for change have come in recently with new residents moving in related to exterior maintenance as well tree removal

*Grounds Committee Report*

* + Scuffletown entrance repair update:
    - Reeves CC reports electrical contractor due on site 8/22 to begin repair/restore electrical power to island
    - Reeves CC will contact Envirocare Irrigation Service Team 8/22 to evaluate/repair irrigation system to island and surrounding area
    - As previously discussed, cost of repairs are responsibility of the contractor that caused the damage
  + Community Signage Restoration Program
    - Discussion to be held at upcoming Community Meeting as to extent
    - DOT (County) will replace the signs that specifically have metal posts, open for discussion whether we want to replace with wooden posts
    - Signs on either side of the pond which list out the rules, etc. will be most expensive due to their ornateness
  + Geese Management Program
    - Not working, nor cost effective, due to lack of cooperation by one pond side homeowner. Will explore possible avenues into DHEC, other government entities, in attempt to get geese declared a hazard (health or otherwise) to our pond, community, etc. and steps we can take to remove hazard
    - Beth to discuss with homeowner to plead the Board’s case that she allow Goosebusters to perform service on the property
    - At last annual meeting, neighborhood voted to continue service—as such, plan is to continue with service until next annual meeting

*Pool Committee Report*

* + Current issues:
    - Bathrooms:
      * One toilet in the Women’s restroom is not working – water is coming through between floor and toilet
      * Urinal in Men’s restroom has been overflowing
      * To be addressed in the next couple of weeks
    - To be discussed at upcoming community meetings:
      * Pool Gate - Obtained proposal for entire new front gate with locking mechanism, etc. (approx. $10K)
      * Coping/concrete repair – quote obtained and estimated to be approx. another $10K
      * Furniture replacement – Candice to obtain quote on 28 chairs and 40 loungers and tables – to be presented for discussion at assessment meeting September 12
  + Pool scheduled to be closed September 18 (last day open will be Sept. 17)

*Communications Committee Report*

* + Met with Randy Broom to request update on website encryption and functions, should know more back from him in the next week or two
  + Announcements tab has been added to the Residents page on the website until calendar functionality is working – included the two upcoming special community meetings on Sept 7 and 12
  + Working on newsletter (quarterly going forward) – trying to get out first edition in September
    - Need to finalize what should be included – send to Jen within the next week
    - Plan is to send out via email instead of paper copies

*Social Committee Report*

* + Thinking about potentially doing an event in September to close out summer (tailgating/block party type event) – Cody to provide date to Jen so she can include in the newsletter
  + Had ice cream social prior to kickoff of school year

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, September 18, 2023, at 6:30PM at Five Forks Library.

The Board adjourned at 7:45PM.