**Adams Run Homeowners Association**

Board of Directors Meeting

September 18, 2023

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on September 18, 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

Patrick Haarsgaard, Secretary

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen and Brian Curtis, Communications Chairs

Beth Brown, ACC Committee Chair

*Not Present:*

Candice Novotny, Treasurer

In addition to Board Members present, 2 residents in attendance

1. **NEW BUSINESS**

* Had meeting last week with community to discuss updates to covenants (trash service unification, rentals) as well as special assessments (pool furniture/decking, signage) – decision was made to move forward with all
* All four items presented will require a separate follow-up meeting between now and new year, Joey will be involved in each of them but need to determine which board member will take lead:
  + Pool assessment – Joey to head up effort
    - Will definitely require assessment
    - Will work to get firm quotes on furniture and deck/coping repairs
  + Signage – will start with exploring possibility of maintenance that will be worked into next year’s budget
    - Beth obtained quote from Mike (pressure washing company that has been doing work in the neighborhood)
    - Discussion around whether pressure washing alone will resolve issues, whether replacement of posts and caps are necessary
    - Option to pressure wash actual signs to clean them up in order to potentially reduce overall cost; then repair/replace posts as necessary and use the cleaned, original signs – would be at maintenance level so that assessment would not be necessary (could built into next year’s budget potentially)
    - \*Action item: communicate to neighborhood that sign assessment will not be included – will be part of 2024 budget presented at annual meeting to community
    - Walter and Grounds Committee will take lead on this going forward – between now and January 1 (preferably in November), need to have meeting to discuss whether those in neighborhood would like to volunteer as indicated at the special meeting, and also present the amount to be budgeted
  + Waste collection – need to get firm numbers from various vendors
    - Lawyer has asked us to send him what we want to see in the covenants so that he can draft up verbiage (and give firm quote on cost to do so), such as:
      * Want to require singular service provider
      * Want to build in option to reassess annually
      * Want to have penalties for not using
      * Want to have process for exceptions
    - Beth to take lead on getting firm quotes from area waste collection services as well as sending to attorney what needs to be included within covenants update
    - Action item for communication committee: Between now and annual meeting to approve budget, plan to send out poles via email, Facebook, etc. to gauge broader interest
  + Rental agreement regulation
    - Lead would need to establish what is needed to proceed with, including:
      * Need to establish interest (polls discussed above)
      * Need to come up with meeting time to discuss with neighborhood
      * Establish % of homes we allow to permit rentals
      * Need to resolve open questions and specifics of regulations
      * Eventually will need to roll all this up and send as verbiage to attorney if ultimately, we move forward
    - Cody will take lead on this topic going forward

1. **OLD BUSINESS**

Discussed follow-ups on special assessment/covenants meeting (took place last week) above – no further old business to report.

1. **COMMITTEE REPORTS**

*Treasury Report*

* + No report provided

*Architectural Control Committee (ACC) Report*

* + Most recent round of letters just went out, 22 in total
    - Half are new friendly reminders, others are continuation/follow-ups
  + Have had one request for change on fencing - approved

*Grounds Committee Report*

* + Irrigation:
    - Leak that has been fixed over past couple years has occurred again on Adams Mill corner
    - Should be fixed on warranty, but cost to replace to be assessed in the coming days
  + Scuffletown entrance:
    - Electricity restored by SCDOT (did not cost us anything) this past month; repair included a timer; all original lighting is working again
    - Reeves Construction has contracted with Envirocare’s irrigation team to investigate leaks and restore it (expense will also be covered by SCDOT) – has been taking some time; supposed to come out this week
    - Have a plan to restore the island once we have irrigation fixed – going to get a special team lead that will be responsible for restoration effort, get firm quote from contractor
    - Have $3,500 approved for repair of the entrance sign – Between now and budget meeting in November, need to do everything we can to get some type of repair/restoration progress made

*Pool Committee Report*

* + Pool is closed for the season as of September 17
  + Targeting October 19th to have a follow-up assessment meeting to put down firm numbers for what the assessment will be
    - Estimate will be per person in the $300s range
    - Meeting to be held at pool
  + Assessment would potentially include:
    - Renovate the gate (has been an issue every summer for years now)
    - Fix coping around the pool
    - Redo plaster around the pool
    - Replace pool furniture
  + Pool maintenance costs will be increasing $40/month next year; negotiated opening the pool 1 week earlier in 2024

*Communications Committee Report*

* + Email communications seem to be working well
  + Still working on getting the correct email addresses for those that have been bouncing back
  + Facebook is fully up and gaining momentum with the neighborhood
  + Still have NextDoor page, but not as effective these days in communication as Facebook and email – still maintaining for the time being
  + Have found a volunteer to assist in updating the newsletter template, Jen will send content for each issue
  + Still need someone who is willing and able to work on the website (someone with web design knowledge) – will follow-up with original volunteer and then send out mass email to ask for volunteers

*Social Committee Report*

* + Fall social event – Shooting for later in October (one of the last two weekends in October), going to reach out to someone who has interest to see if they want to help with planning – shoot for October 28th
  + Looking to do something kid-friendly and enjoyable for all ages (those who have expressed interest have kids) – Halloween contest, pumpkin carving, etc.
  + Action item: Will get with volunteers by Sept. 29th, communications will put out notice by October 3rd

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, October 16, 2023, at 6:30PM at Five Forks Library.

The Board adjourned at 8:00PM.