**Adams Run Homeowners Association**

Board of Directors Meeting

October 21, 2024

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on October 21, 2024.

**I.                 CALL TO ORDER**

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

**II.                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

Candice Novotny, Treasurer

*Not Present:*

ACC Committee Chair – Vacant

In addition to Board Members present, 2 residents in attendance.

**III.              NEW BUSINESS**

* No new business to report.

**IV.              OLD BUSINESS**

* See committee reports for updates on old business.

**V.               COMMITTEE REPORTS**

*Treasury Report*

* Administrative expenses (including legal) – recommend leaving at $1,000 in case of additional consultations with attorney on covenants changes, etc.
* Quickbooks is $625
* Website is $460
* Property insurance went up this year, almost doubled to $7,200
* Leaving utilities as planned, including electric and phone (at pool); water bill has been over ($2,500 budgeted, spent $3,600 – with latest bills will be $2,500 over)
* Currently projecting for 2025 to come in with excess income over expenses (with NO capital projects) surplus of $3K

*Architectural Control Committee (ACC) Report*

* + No report provided – Chair is vacant

*Grounds Committee Report*

* + 2025 Budget Proposal:
    - No capital projects for 2025
    - Requesting to include $500 for signage maintenance
    - No money allocated to goose management, recommending we reduce to zero for overall “wildlife management” budget category
    - Increase landscape maintenance at $800 due to fire ant service
    - Decision on flower plantings – leave at $1,250 and ask what EnviroCare can do for that budget
    - $513 increase between 2024 budget vs. 2025 proposed management (overall $3K increase offset by $2K decrease coming from reduction of wildlife management)
    - Budget action item: Don’t want a zero total on wildlife management; plan to combine “lake projects” and “wildlife management” into one
  + Signage replacement (street signs):
    - $112 for the signs/brackets + $20 for the post + the concrete and labor, etc.
      * To just paint the post and mount the sign, $45/sign; if we need them to pull the post, then total is $115/sign
    - Because all of our signs are on 4x4 posts, county will not replace/upkeep (was decision made at time of neighborhood construction)
    - Total to replace all 24 posts for street signs + 8 misc. signs = between $7,300 and $8,000 (some are in better condition than others) – going with $8,000 for proposed capital project in 2026 at latest
    - Budget action item: currently have signage capital project for $3K – needs to be carried over minus the amount we are spending on urgent sign replacement for street Winslow and Warrenton
  + Trees down:
    - 3 of our 7 sewer lines are covered with downed trees
    - County has financial responsibility for sewer lines
    - We do have a culvert that is obstructed by limbs
    - Another tree leaning behind a house on 301 Spring Lake Loop, very much in danger of falling on the house - $5,000 quoted by Holbrook
    - Another behind 213-215 Spring Lake Loop
      * Approved by the board for removal
    - Budget action item: for next year’s budget – capital line, include $10K for tree service (in case of additional damage)
  + Lighting:
    - Board decision: for now, just replace the light on the corner for ~$30
    - Gameplan for coming year is just to replace as they go out

*Pool Committee Report*

* + Service contract
    - Clarity Pools (current service) now requiring 5-day service contract = $10,809  (May-September full 5-day schedule)
    - Current year budget = $8,580 (with service 3 days/week)
    - Clarity still the cheapest among all 4 quotes obtained
    - Budget action item: Chair recommendation is to do the 5-day service contract with Clarity at least for this year
  + In total, pool budget increased approximately $2,300 on the contract

*Communications Committee Report*

* + Communications also came in under budget

*Social Committee Report*

* + Budget update – spent the budget, but had donations to offset; came in under budget

**VI.              NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, November 18, 2024, at 6:30PM at Five Forks Library.

The Board adjourned at 7:45PM.