**Adams Run Homeowners Association**

Special Meeting – Pool Assessment Capital Project

November 14, 2023

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on November 14, 2023.

1. **CALL TO ORDER**

Board member & President Joey Henslee called the meeting to order at 6:33PM.

1. **DISCUSSION OF POOL ASSESSMENT MATERIALS**

Joey Henslee discussed the reason for the meeting to the homeowners in attendance was to vote on the pool assessment capital project proposal. President Henslee read from the covenants about the special assessment highlighting the assent of two-thirds approval is needed for any capital project to pass the vote. A reminder that the covenants can be found on the website was noted.

The first notification of this meeting was provided via on October 27, 2023 mail and email and was also posted several times on the Adams Run Homeowners Group and on Nextdoor, in accordance with the covenant requirements that notice needs to be provided 15 days prior to the meeting.

President Henslee opened up the floor for questions from the homeowners in attendance. No questions were asked.

1. **MOTION**

President Henslee made a motion to approve the assessment of the pool renovation estimate and capital project. Homeowner Bob Shalvoy seconded the motion. President Henslee let the homeowners in attendance aware that two homeowners in attendance would count both the yes and no ballots independently and twice to ensure accuracy. President Henslee asked if there was any homeowner in attendance that wished to receive their ballots back to modify. No ballots were requested to be given back. President Henslee called the vote to a close for the count. No objection raised.

Homeowners Ken Wood and Bob Shalvoy volunteered to independently and in-front of all homeowners in attendance count the yes and no ballots twice.

The official vote was read by President Henslee. 113 yes ballots and 20 no ballots for a total of 133 ballots counted. President Henslee opened the floor to any request for a recount. No objections to the count. President Henslee declared the motion has passed.

President Henslee stated that all construction for the first phase will be scheduled for April 2024 and for the second phase April 2025. The invoice for the HOA dues plus the capital project just approved will be provided to all homeowners via mail by January 1, 2024. All payment must be received by March 31, 2024.

President Henslee adjourned the meeting at 6:51PM and thanked everyone for their participation and attendance.

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, November 20, 2023, at 6:30PM at Five Forks Library.