

Adams Run Homeowners Association

Annual Board of Directors Meeting

August 17, 2026

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held on Google Meet (link sent to neighborhood prior) only.

- **CALL TO ORDER**

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

- **ROLL CALL OF OFFICERS**

Present:

Joey Henslee, Pool Committee Chair and HOA President

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen Jones, Communications Chair

Candice Novotny, Treasury

Not Present:

ACC Committee Chair – Vacant

Secretary - Vacant

- **OLD BUSINESS**

- Joey provided update on Michael Figerira's ACC request to install fencing has been tentatively denied until the ACC does a on site review with Michael. Joey confirmed that any fencing on homeowner's property would be funded by the homeowner and not the HOA.

- **NEW BUSINESS**

- Kudzu management – Question about who is clearing Kudzu along the dam. Previously, this was done by Grassy Creek Pond Management. We are trying to confirm if the new company, Dragonfly, offers this service as part of the dam mowing service they already provide to the subdivision, We do know that REWA does clear growth along the above ground sewer lines that run across the common area behind Spring Lake Loop from the lake dam down to the end of the subdivision.
- New resident, Faith, asked questions about who can fish the lake and we confirmed it was for residents only. It is noted on the two signs in the common areas. She mentioned that she purchased a no trespassing sign from Amazon to reduce traffic across her property to the lake dam. The Grounds team is going to see if we can use this type of sign in other common areas.

- Also, it was noted that a lot of the traffic is coming from kids from other neighborhoods that are trespassing on Stefan Curuia's property. We will research to see what can be done to deter this traffic from the surrounding neighborhoods.

- **COMMITTEE REPORTS:**

- **TREASURY – CANDICE NOVOTNY**

- Candice reviewed treasury report through 7/31/2026. Treasury report is attached.
- Question about where the cost of the oak tree removal by the pool was discussed. It was approved as a capital expense funded from the HOA reserve account. The grounds team requested it be posted to the landscape maintenance expense budget line item instead. Our objective is to try to minimize the reduction in the HOA reserve account by reducing expenses for other Grounds expense items. An update on this revision will be included in the next newsletter.
- We are requesting that the 2027 draft budget items should be ready for review from each of the teams by October 2026. This gives us time to finalize contract costs in preparation for the HOA budget meeting and approval in the late fall by the HOA community per our bylaws/covenants.
- Tax form 1099 – We are good at this time. We only have to generate 1099s for contractors that use their social security only for payment or the expense is greater than \$2,000.

- **GROUND'S: WALTER HAHNE and AI CLEVENGER**

- Below are updates on our activities.
 - **Wildlife Management** –The Wildlife Subcommittee will review findings and recommendations to the HOA board during the September meeting. The plan is to solicit HOA board feedback and then present it to the HOA community at the fall budget planning meeting. We are working with DragonFly Pond Works to get a water quality test of the lake for the September meeting.
 - **Irrigation** – Backflow testing was completed by Envirocare, and the results have been sent to the county.
 - **Landscape maintenance**
 - Envirocare will be submitting a two-year contract bid for 2027 and 2028 for landscape maintenance by mid-September. We are working on preparing the complete grounds budget by end of September in time for our fall budget planning meeting.
 - Hole dug at Adams Mill Road entrance by the utility company will be leveled and sod will be replaced by end of August.
 - Small tree in common area along Scuffletown Road will be cut back to eliminate blind spot at the Scuffletown entrance.
 - **Lighting Maintenance** – Streetlight audit was done by Ron Link this month and no streetlights are out.
 - **Street sign Project** – No progress to date. We do plan to replace the street signs by end of year.

- **POOL: JOEY HENSLEE**

- Pool closes on 9/14/2026.
- Umbrellas may be replaced in offseason.
- Parking lights need to be replaced. We will be looking to complete this project during the off season.
- Continue to work on alternatives to repair/replace the soft rock pool decking surface.
- If excess pool budget remains, we will be replacing the two picnic tables.
- Damaged picket in decorative metal fence needs to be repaired/replaced. Researching options.

- **COMMUNICATIONS: JEN JONES**

- Must have newsletter articles to Jen by 8/24/2026 to be included in the next newsletter.
- Current articles will be – Grounds update, Revision on budget posting for tree removal, Wildlife management and Electric riding vehicle safety reminder.

- **SOCIAL: CODY NATHAN**

- Fall Yard Sale scheduled for 9/26/2026. Signs will be posted at both entrances and posted on the internet sites.

- **ACC: JOEY HENSLEE**

- Beth will be returning to board as chairman of the ACC.
- Approval was given to purchase a new laptop for Beth to use for HOA business.
- Discussion on software included options such as Google and Microsoft applications. Possibly including a one-year subscription for Microsoft Office 365. In the meantime we will research HOA management applications.
- Joey will contact Beth about the laptop.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, September 21, 2026, at 6:30PM. Meeting information will be sent out via email and posted on Facebook a week prior to the next meeting.

The Board adjourned at 8:30pm.