

Adams Run Homeowners Association

Annual Board of Directors Meeting

July 20, 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

ACC Committee Chair – Vacant

Secretary - Vacant

Not Present:

Jen Jones, Communications Chair

Candice Novotny, Treasury

- **OLD BUSINESS**

- Refer to included committee reports

- **NEW BUSINESS**

- Geese management
 - Adams Run resident, Michael Figerira at 101 Spring Lake Loop spoke about the geese nuisance issue he is having at his location. He is asking for assistance to resolve the issue since he is having a financial impact from not being able to rent his house due to the geese nuisance. He did note he has been working with the board on potential deterrents but is planning to submit an ACC request to install a decorative fence around his backyard. It was noted at the meeting that the ACC representatives would review his formal request and provide feedback.

- **COMMITTEE REPORTS:**

- **TREASURY – CANDICE NOVOTNY-Received via email**

There were a lot of larger one-time expenses in June that came out of the bank account. I noted details on the budget sheet and included snippets below from the bank statements to show payments/checks cleared.

Expected payments in July are noted on the budget sheet as well (tree removal \$5,600 & July 4th \$1,700). These are in the YTD expenses in the budget, but not out of the bank balance shown as of 6/30/26

After July, I do not know of any large expenses YTD except the normal monthly pool/landscape maintenance.

Account Summary

Date	Description	Amount	Description	Amount
05/30/2026	Beginning Balance	\$83,584.41	Minimum Balance	\$57,284.60
	2 Credit(s) This Period	\$825.00	Average Available Balance	\$70,030.65
	17 Debit(s) This Period	\$27,124.81		
06/30/2026	Ending Balance	\$57,284.60		

Deposits

Date	Description	Amount
06/05/2026	DEPOSIT	\$725.00
06/12/2026	DEPOSIT	\$100.00
		2 item(s) totaling \$825.00

Electronic Debits

Date	Description	Amount
06/02/2026	AL CLEVINGER ONLINE PMT CKF071728410POS	\$325.82
06/05/2026	ENVIROCARE ONLINE PMT CKF071728410POS	\$1,607.86
06/08/2026	XX1601 PMT DDA 06/06 11:37 INTUIT QBooks O CL.INTUIT.COM CA 00000000 034205	\$744.12
06/09/2026	CLARITY POOL MAN ONLINE PMT CKF071728410POS	\$940.00
06/11/2026	GREENVILLEWATER1 BILLPAY GREENVILLE WATE	\$17.34
06/11/2026	GREENVILLEWATER1 BILLPAY GREENVILLE WATE	\$38.51
06/11/2026	DUKEENERGY BILL PAY 910035458228	\$50.30
06/11/2026	GREENVILLEWATER1 BILLPAY GREENVILLE WATE	\$122.43
06/11/2026	GREENVILLEWATER1 BILLPAY GREENVILLE WATE	\$140.35
06/12/2026	SELECT INSURANCE ONLINE PMT CKF071728410POS	\$8,677.00
06/18/2026	DUKEENERGY BILL PAY 910035458327	\$179.14
06/18/2026	DUKEENERGY BILL PAY 910035458260	\$260.16
06/23/2026	DRAGONFLY POND W ONLINE PMT CKF071728410POS	\$600.00
06/23/2026	TIMBER TECH ONLINE PMT CKF071728410POS	\$2,800.00
06/29/2026	SPECTRUM SPECTRUM 2286206	\$162.30
		15 item(s) totaling \$16,665.33

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
995806	06/16/2026	\$10,315.00	995807	06/12/2026	\$144.48
		2 item(s) totaling \$10,459.48			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/02/2026	\$83,258.59	06/11/2026	\$80,322.68	06/23/2026	\$57,446.90
06/05/2026	\$82,375.73	06/12/2026	\$71,601.20	06/29/2026	\$57,284.60
06/08/2026	\$81,631.61	06/16/2026	\$61,286.20		
06/09/2026	\$80,691.61	06/18/2026	\$60,846.90		



PL Actual vs
Budget_20Jul2026.p

- **GROUNDNS: WALTER HAHNE and AI CLEVENGER**

- Below are updates on our activities.
 - **Wildlife Management** –Geese survey results sent out to homeowners. The Wildlife Subcommittee will review findings and recommendations to the HOA board during the September meeting.
 - **Vegetation Control (Kudzu)** –Envirocare completed cut back of the Kudzu behind 217, 505 and 503 Spring Lake Loop
 - **Irrigation** – Backflow documents have been sent to Envirocare, and they will complete the backflow testing and submit documents to the county by end of July. Cost will be \$476.13. This will be charged to Irrigation repairs.
 - **Street sign Project** – No progress in June and July. We plan to do a walkaround and identify those street signs and posts that are in the worst condition and need to have the post replaced in addition to the actual street sign. Depending on the number of posts that need to be replaced, we would like to replace all 11 remaining street signs and any rotten post. We will report back to the board the projected cost for 2026 within approved budget of \$2500. All other signs such as stop signs, children at play signs, plus any others will be replaced in 2027. This would include refurbishing the two large signs in the common areas with rules posted for the lake.
 - **Other projects**
 - Large tree at pool parking lot was removed due to safety concerns. Cost was \$5,600. It will be charged to Landscape Maintenance.

- **POOL: JOEY HENSLEE**

- Water heater will be replaced in the off season.
- Pool closes in mid-September
- Running under budget on storm damage cleanup costs.
- If we do come under budget, we will look to replace the two wooden picnic tables.
- July 4th pool celebration was a huge success.
- Internet – Continuing to research other alternatives to reduce costs.
- Soft Rock pool surface issue – Working with regional Soft Rock representative to see if the issue is with the product quality or the installation. Unable to get a response from the original installer.

- **COMMUNICATIONS: JEN JONES**

- Newsletter went out in June.
- Articles for the September newsletter need to be sent to Jen Joines by 8/24.
- Our web site is returning a warning security message. We may have to upgrade to resolve the issue. Stefan Curia volunteered to look at issues and other options.
- We are looking at options to put a calendar invite out to the community for the HOA monthly meetings.
- Question was asked about voting online. This may have issues to validate whether we are receiving valid votes. Fort example, how do we ensure no duplicate voting and that the votes are from the actual homeowners.

- We have been asked to include a safety reminder in the next newsletter about the electric scooters, bikes and minibikes. We noted that we do not want to get into the enforcement business regarding these types of issues.

- **SOCIAL: CODY NATHAN**
 - Will be sending reimbursement for July 4th event.
 - Fall garage sale – We may be having another neighborhood garage sale in the fall.
 - Fall festival – Potentially may have one depending on budget.

- **ACC: JOEY HENSLEE**
 - Several requests for fences, siding and remodeling have been received and are currently being reviewed.
 - Joey will be reaching out to Beth to confirm that she will be filling the open position for chairman of the ACC. It was mentioned on the call that she is available to discuss moving forward.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, August 17, 2026, at 6:30PM. It will be a virtual meeting only. 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.