

Adams Run Homeowners Association

Annual Board of Directors Meeting

December 18, 2025

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on December 18, 2025.

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

Candice Novotny, Treasurer

Al Clevenger, Grounds Committee

Jen Jones, Communications Chair

Not Present:

Patrick Haarsgaard, Secretary

Cody Nathan, Social Committee Chair

Walter Hahne, Grounds Committee Chair

ACC Committee Chair not filled at this time

In addition to Board Members present, 21 residents are in attendance.

III. NEW BUSINESS

Reviewed meeting objectives and agenda items: 2026 proposed dues increase, 2026 proposed budget and approval of officers, and update on pool assessment.

Discussed dues vote process and the reasons why a dues increase is necessary including a review of historical growth of expenses and budget challenges currently faced.

Reviewed recommendations for dues increase and the November meeting where the dues analysis was presented.

In addition, reviewed the new payment schedule for 2026 and beyond if dues increase is approved.

For 2026

- \$475 due by January 31st, and \$200 due by March 31^s
- or three payments of \$225 for Jan-March. No fee is added if payments are paid by end of March.
- After March, late fees of \$10 per month will be imposed. In addition, the pool code for unpaid homeowners will not be activated until dues are paid current.

For 2027 and every year after

- \$675 due by March 31st
- Or \$225 due by end of January, End of February and March 31st.
- After March, late fees of \$10 per month will be imposed. In addition, the pool code for unpaid homeowners will not be activated until dues are paid current.

Joey Henslee opened floor for discussion on the dues increase proposal. He noted that the dues proposal cannot be amended and requires a YES or NO approval vote.

Questions from those in attendance:

- Is our liability insurance still active given the increase in annual premium. Do we think our insurance provider could cancel our policy? The policy is still active for 2026. For the policy to be canceled we would have to receive notice of cause and a grace period before the policy is canceled.
- Candice noted that based on feedback from other HOAs, they are experiencing premium increases as well.

Joey Henslee called for a motion on the dues increase.

- Motion for dues increase to \$675 starting in 2026 was called out by Bob Allison and seconded by Stefan Curuia. Votes in person and by proxy were counted by Joe Canchola and Ryan Bock and the results were:
 - 113 - YES
 - 11 – NO

- Approval requires a minimum of 96 homeowners' approval.
- **Proposal to increase dues to \$675 starting in 2026 and the new payment schedule was approved.**

IV. OLD BUSINESS

Joey Henslee reviewed the pool project financial results and items that were completed or revised during the project completion. This included costs for water to refill pool and utilities to run the pool filter during the off season to acclimate the pool water prior to opening this past summer. At this time project has been completed. No questions from those in attendance on the pool project.

IV. 2026 Budget and Board Vote for approval

Joey Henslee reviewed each line item of the 2026 expense budget. Discussion items were:

- The HOA plans to create a quarterly newsletter and distribute via mailbox, Facebook and our Adams Run HOA website. Joey Henslee confirmed that he will look to get the best price for printing the quarterly newsletter.
- Ant treatment was removed from the 2026 budget. Maria Miller volunteered to help with looking for other cost alternatives.
- Flowers will remain at \$1,250 and Joey Henslee called out that we need a flower committee to be created to make recommendations for the flower bed design. We do not plan to have Envirocare plant the flowers in the Spring but will ask for volunteers.
- We increased the social line item to \$2,000. This will be used for the pool opening event and the July 4th fireworks celebration event.
- Landscape maintenance line item was increased by \$1,000 to cover kudzu control. Maria Miller noted the Kudzu issue they are having behind her and her neighbor's property. Joey Henslee recommended an increase to the landscape maintenance 2026 budget line item of \$1,000. The grounds team will contact Envirocare to get an estimate to treat the kudzu growth.
- Signage maintenance was increased to \$2,500 to start the street sign replacement project. See note below.
- Utilities were reviewed. Stefan Curuia noted that a streetlight across the street from his house was out. Al Clevenger will contact Laurens Electric to have the streetlight fixed.

- Joey Henslee reviewed the new capital projects that we would like to complete over the next 10 plus years:
 - Bathymetric study was not approved for 2026. Moved to 2027.
 - Mulch project was approved for 2026. Cost estimate: \$8,500.
 - Tree trimming/cleanup project was approved for 2026. Cost estimate: \$5,000. Note - We will look to reduce this cost based on estimate from tree removal company recommendation from the Ryan and Michelle Bock.
 - Street Sign Clean/replace project was approved to begin in 2026 with a funding of \$2,500. We will reduce the remaining costs for years 2-3 to \$4,500. Bringing total cost to \$7,000.
 - Resident request for Kudzu control was approved as part of grounds budget for \$1,000.
 - Joey Henslee stated that remaining HOA dues for 2026 will be added to the reserve after operating expenses and new approved capital projects are funded for 2026. Reserve estimate will be provided by Candice after updating the 2026 budget with approved changes reviewed above for both operating expense line items and new approved capital projects.
- Joey Henslee called for a vote on the 2026 expense budget. Budget was approved unanimously by attendees.
- HOA board members were reviewed by Joey Henslee and approved by those in attendance. The 2026 HOA board members are:
 - Joey Henslee, Pool Committee Chair and HOA President
 - Candice Novotny, Treasurer
 - Walter Hahne, Grounds Committee
 - Jen Jones, Communications Chair
 - Patrick Haarsgaard, Secretary
 - Cody Nathan, Social Committee Chair
 - ACC Committee Chair not filled at this time

Joey Henslee adjourned the annual meeting at 8:00PM.

VI. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Monday, January 19, 2026, at 6:30PM at Five Forks Library.