

Adams Run Homeowners Association

Annual Board of Directors Meeting

April 21, 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

Candice Novotny, Treasury

Walter Hahne, Grounds Chair, Al Clevenger, Representative from Grounds Committee

Cody Nathan, Social Committee Chair

Jen Jones, Communications Chair

ACC Committee Chair - Vacant

Not Present:

Patrick Haarsgaard, Secretary

- **OLD BUSINESS**

- None to report

- **NEW BUSINESS**

- Patrick. Our HOA board secretary, is moving and we will need to find a volunteer to serve as secretary. In the meantime, we are researching methods to record the meetings.
- We still have a vacancy for our ACC chair board member.

COMMITTEE REPORTS:

- **TREASURY: CANDICE NOVOTNY**

- Candice provided a financial report as of 4/20.
- Our bank balance total is \$86,251 and our savings(reserve) is \$30,127.
- We have \$8,600 outstanding dues.

- Total expenses to date are \$14,627. We are running on budget to date.
- Joey is going to review our Charter internet/phone bill at the pool to see if we can reduce the cost which is @\$160 per month.

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

Wildlife Management – We are planning to create an online survey about the wildlife. Jen will use Google to create the survey. We are targeting end of April to have the survey available online for homeowners to complete. We would like to test the survey on the HOA board members before we distribute to the entire neighborhood.

Streetlight maintenance – Streetlight audit was done the week of 4/13 and we have no streetlights burned out. Reminder - Ron Link from the Grounds team surveys the subdivision periodically for streetlight outages, but if you notice one is out, please drop us an email at: ARGC@adamsrun.org

Landscape Flowers – The Flower subcommittee and volunteers completed the flower planting at the Adams Mill Road entrance and the Scuffletown entrance on Saturday, 4/18. We do not need to schedule another Saturday. Volunteers were Michelle and Ryan Bock, Sara Canchola, Scott Gould, Ryan Doran, Libby Green, Jesse Trout, Al Clevenger, John Brunt and his son. Dajana Topic's Mom created the design and selected the flowers. 105 flowers were purchased from Martin's Nursey in Mauldin.

Vegetation Control (Kudzu) – Walt reached out to DragonFly, and they will be providing an estimate to treat the Kudzu along the creek. We plan to schedule the treatment later this summer when the kudzu starts to grow.

Irrigation –

Several irrigation heads were replaced around the Adams Mill Road entrance and pool area, and several had to be repositioned due to overgrown shrubs. Two valves still need to be replaced to have water turned on for the pool. (Irrigation and pool share the same water meter.) Envirocare completed their annual spring irrigation audit and provided an estimate of \$1,200 to replace these two bad valves. Replacement of these valves are scheduled to be completed prior to the pool opening on May 2nd.

We still have three zones shut off in the center island of Adams Lake Blvd. We had two irrigation companies provide recommendations on repairs/workarounds needed to get these three zones working again. Review by your grounds committee is ongoing to decide what options we want to pursue. Until the repair is completed, we will have to manually run these three zones periodically throughout the summer drought months.

We had to rebuild the drip irrigation for the flowers at the center island on the Scuffletown entrance. This has been completed.

Mulch Project – Dreamscape confirmed that the mulch will be installed at the entrances and common areas the first week of May.

Mailboxes – Just a reminder, spring is a great time to spruce up your mailbox. If you need the mailbox paint, send a note to: ARGC@adamsrun.org.

- Bidding landscape contract for 2027 will begin in mid-summer. We are looking to have three vendors bid on the contract. The new 2027 contract will include requirement to have a periodical walk around by the project manager with a HOA grounds committee member to identify any issues proactively.

- **POOL: JOEY HENSLEE**
 - Pool gate vendor came on site to replace a transformer for the gate. We need to provide cooling fan for the room at the pool that houses the transformer due to heat buildup that damages the transformer. Joey is looking for options here.
 - No pressure washing will be done at the pool this year.
 - Joey is trying to contact vendor to repair the soft rock surface around the baby pool. It has started to peel off.
 - Pool opens on May 2.
 - Joey is working on getting the pool codes ready for distribution to homeowners. He will need an updated list of homeowners that also includes those with outstanding dues not paid.
 - Discussion on large inflatables being placed outside the pool in the common areas and parking lot. We will need to confirm liability with our insurance company and create a policy and procedure for homeowners to submit requests to the HOA board for approval. We would like to limit the usage for a single day only with adult supervision.

- **COMMUNICATIONS: JEN JONES**
 - Next newsletter will come out in June.
 - Current articles are: July 4th status, Trailer restrictions and flower installation update.
 - Additional articles for the June newsletter need to be sent to Jen by mid-May to be included in the June newsletter.
 - It was noted that we are getting positive feedback from homeowners on the increase in communications provided to the neighborhood.
 - Jen recommended that we continue to use Grace Church to print hardcopy communications. They offer next-day service, price and quality are good.

- **SOCIAL: CODY NATHAN**
 - Ice cream social will be held at the pool when the pool opens on May 2. Cody is working with Neely on the planning for this event.
 - Decision on July 4th celebration will be made by the May HOA meeting.

- **ACC: JOEY HENSLEE**
 - Joey reviewed a draft letter created by Mary Hartpence and Carol Link regarding HOA restrictions that we will be enforcing this year. Joey will be making updates to the letter.
 - There will be a meeting in mid-May to answer any questions. We will begin enforcement after this informational meeting. Joey will lead the ACC until we can fill the vacancy.
 - We need to find a list of contractors that can repair mailboxes in the neighborhood. Walt will confirm if Quattlebaum, our previous mailbox handyman, is still available to repair mailboxes.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, May 18, 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 7:45PM.