

Adams Run Homeowners Association

Annual Board of Directors Meeting

June 15, 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 6:40PM.

- **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
ACC Committee Chair – Vacant
Secretary - Vacant

Not Present:

None

- **OLD BUSINESS**

- Refer to included committee reports

- **NEW BUSINESS**

- HOA Board
 - We still have a vacancy for our ACC chair board member and Secretary.
- Social
 - July 4th notice will go out on Facebook this week. Will confirm Kona Ice truck this week.
- ACC
 - Chairman is still vacant. We will not be sending out letter to community until we have filled the ACC chairman position on the board.
- Grounds
 - Dead tree beside pool parking overhanging Adams Lake Blvd needs to be removed as soon as possible. The board approved pulling 2027 capital funds forward to cover the cost of removal due to the tree being a urgent safety issue. Walter confirmed removal is scheduled for Monday, 6/22. Pool parking lot will be unavailable 6/22-23, but the pool will remain open. A letter will be sent out and posted on Facebook to the neighborhood for the tree removal.

- **COMMITTEE REPORTS:**

- **TREASURY – CANDICE NOVOTNY**

- Timbertech invoice for removal of the tree behind Cody Nathan's house will be paid this week.
- Financial report - The updated P&L statement through 6/15 is attached.
- **GROUPS: WALTER HAHNE and AI CLEVENGER**
 - Below are updates on our activities.
 - **Wildlife Management** –Grounds team meeting with Nelly Stromquist on June 16 to review geese survey results and recommendations that will be presented to the HOA in July/August. Note – This will only be for internal review and approval by the board to present the recommendation to the community at large in the Fall.
 - **Landscape Flowers** –Over the past three weeks we had 8 plants removed from the flower bed at the end of the Adams Lake Blvd center island. This happened over two different Friday nights. We replaced 6 of the plants that were removed in May. We do not plan to replace anymore at this time.
 - **Vegetation Control (Kudzu)** – We contacted Envirocare and they provided an estimate to cut back the Kudzu behind 217, 505 and 503 Spring Lake Loop. In addition, they are investigating the possibility of using an environmentally friendly chemical.
 - **Irrigation** –
 - The irrigation controller at the Adams Mill Road entrance has been replaced. It was damaged in the last storm.
 - All irrigation controllers have been turned on and are running on auto schedules.
 - Zone 10 - We have located an additional zone that is on the right side of the pool that has not been running for several years due to a leak in a lateral supply line. We repaired the lateral supply line and will be replacing the solenoid to get the zone functioning again.
 - **Street sign Project** – We plan to do a walkaround and identify those street signs that are in the worst condition and need to have the post replaced. Depending on the number of posts that need to be replaced, we would like to replace all 11 remaining street signs this fall. All other signs such as stop signs, children at play signs and others will be replaced in 2027. We will report back to the board on the project cost for 2026 given our approved budget of \$2500.
 - **Other projects**
 - Potholes at the intersection of Lake View Drive and Spring Lake Loop have been repaired by the county. The county contact number is: 864-467-7016.
 - Rebar protruding out of the ground at the Roxton Loop common area was removed.

- Tree stumps from hurricane along Adams Mill Road -. We received an estimate from Timbertech to cut, grind and remove all stumps. We do not plan to move forward currently.
 - Large dead oak tree by pool parking lot – We received an estimate that Includes stump grinding and removal of debris. This will be scheduled for 6/22.
 - Trespassing signs- No parking on Grass in common areas – We are still working with Greenville County Community Services officer on next steps. We plan to get the signs out by the end of summer based on recommendations from the county.
- **POOL: JOEY HENSLEE**
 - A fence slat/picket in the metal fence beside the pool gate was damaged. Temporary repair was done and should be fine for this pool season.
 - Gate issue has been repaired.
 - We continue research on potential solutions on surface issue around baby pool. This most likely will not be resolved until next pool season since it has no impact on pool functionality.
 - Picnic tables need to be replaced. HOA board approved cost to replace both tables. We are looking at getting new tables from Costco.
 - July 4th pool party parking – Joey will reach out to tennis court owner to see if we can use their parking lot for overflow parking. No parking on the grass signs will be posted at the pool to ensure we have no damage to the irrigation system.
- **COMMUNICATIONS: JEN JONES**
 - July 4th newsletter will go out this week.
 - Tree removal letter will be sent out this week.
 - Discussion was held about the process to cleanup unauthorized posts on the Adams Run Facebook page. The communications team removes these as soon as possible.
- **SOCIAL: CODY NATHAN**
 - Planning for the July 4th pool party and fireworks is underway. Cody will send a newsletter to Jen for distribution this week once he confirms all the details. (Signup sheet, donation process and Kona Ice truck.)
 - The community garage sale was a huge success. We are looking to have another garage sale in the fall.
- **ACC: JOEY HENSLEE**
 - Software applications to monitor covenant compliance are still being researched. We believe that the application we found currently is used by a property management company and not sure if we have a standalone application that we could use.
 - Joey will send out the standard ACC SDA process to the board. This process was established in 2014 and is used by the ACC committee to communicate violations to covenant restrictions to individual homeowners.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, July 20, 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.