

Adams Run Homeowners Association

Annual Board of Directors Meeting

May 18, 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

Al Clevenger, Representative from Grounds Committee

Cody Nathan, Social Committee Chair

Jen Jones, Communications Chair

ACC Committee Chair – Vacant

Secretary - Vacant

Not Present:

Candice Novotny, Treasury

Walter Hahne, Grounds Chair,

- **OLD BUSINESS**

- None to report

- **NEW BUSINESS**

- HOA Board
 - We still have a vacancy for our ACC chair board member and Secretary.
- Grounds and Properties
 - We need to place 'No parking on grass' signs at the common area at the end of Adams Lake Blvd.
 - We have two potholes at the intersection of Lake View Drive and Spring Lake Loop. The grounds team will contact the county to have these repaired. The county contact number is: 864-467-7016.
 - Rebar protruding out of the ground at the Roxton Loop common area needs to be removed. Grounds team will take this task.

- Tree stumps from hurricane along Adams Mill Road need to be cleaned up. The county will not remove these stumps along Adams Mill Road. Grounds team will get estimates to remove the stumps.
 - ACC
 - ACC Chairman – We have a potential homeowner that may be able to lead the ACC committee. We should receive a decision by the next HOA meeting in June. In addition, we need volunteers to monitor covenant/restriction violations.
 - Discussion about how to enforce covenant restrictions. If we cannot get a volunteer to lead the ACC committee, we could explore the possibility of engaging a third-party company to handle this task. We believe it's critical that we start notifying homeowners of violations and monitor compliance.
 - We need to identify applications that can be used to track violations and notices sent out to reduce the administrative burden for the ACC team. Jen sent out a potential application for our review. We will reach out to other HOA to see what they are using.
 - Communications
 - Jen will be sending out a reminder letter about motorized vehicle safety (bikes, scooters, golfcarts, etc.) and not riding or crossing over private property and grassy common areas particularly when accessing the dam along the lake.
- **COMMITTEE REPORTS:**
 - **TREASURY – CANDICE NOVOTNY**
 - Financial report will be sent after the May HOA meeting.
 - **GROUNDS: WALTER HAHNE and AI CLEVENGER**
 - Below are updates on our activities.
 - Wildlife Management –Reminder to complete survey was sent out two weeks ago. We have received responses for 54% of the 140 houses in the neighborhood as of 5/18. The survey is closed now, and the committee will be meeting to review the survey results and prepare presentation for the July HOA meeting.
 - Streetlight maintenance - 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 Flowers are growing with no issues. We did have a couple of flowers damaged by someone running over the curb, but we replaced them with the extra flowers.
 - Vegetation Control (Kudzu) – Dragonfly was contacted and they indicated that spraying the Kudzu was not an option since the areas to be treated were too close to the creek due to the strength of the chemical killing all vegetation around the kudzu. They declined to bid on cutting the kudzu back along the creek. We walked along the creek, and we found that the two areas that need to be addressed are behind 217, 505 and 503 Spring Lake Loop. We will be contacting Envirocare and the landscape company recommended by Dragonfly to see if they will quote the work to cut the kudzu.

- Irrigation –
 - We replaced the diaphragm on one valve at Roxton loop due to the weeping valve for that zone. Thank you Maria for calling this to our attention.
 - We replaced the sprinkler head and black pipe connection to a valve at the front entrance along Adams Mill Road. It is working correctly now.
 - We continue to manually water the flowers at the Adams Mill Road entrance as required
 - All irrigation controllers have been turned on and are running on auto schedules.
- Mulch Project – Dreamscape installed 172 cubic yards of mulch in all the common areas at the entrances and around the pool parking lot. We ended up purchasing an additional 8 cubic yards and installed it ourselves around the trees on the backside of the stone wall at the Adams Mill Road entrance.
- Mailboxes – We have contacted a handyman that has repaired several mailboxes in our neighborhood and confirmed he can still do these repairs if requested by the homeowners for a fee. We will provide his contact information in the June newsletter and post it on Facebook. Just a reminder, If you need the mailbox paint, send a note to: ARGC@adamsrun.org.
- Street sign Project – We contacted a handyman and he will be providing a per street sign cost to remove the old post and replace it with a new post. In addition, he will paint the post once the pressure treated post has dried out. The properties committee will come behind the handyman and replace the actual street signs after the post is installed. We plan to do a walkaround and identify those street signs that are in the worst condition and replace those in 2026 based on the approved 2026 budget of \$2500 for the street sign project.

- **POOL: JOEY HENSLEE**

- 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.
- Joey is trying to contact vendor to repair the soft rock surface around the baby pool. It has started to peel off.
- Joey is getting estimates to replace the hot water heater for the pool bathrooms. It is no longer working,

- **COMMUNICATIONS: JEN JONES**

- Next newsletter will come out in June. We will continue to use Grace Church print services since they do quality work and provide quick turnaround.
- Jen requested any articles to be included in the June newsletter to be sent to her by 5/25.
- Current articles are July 4th status, Trailer restrictions, Street Sign project update, Mailbox reminder and flower/mulch installation update.
- Reviewing potential automated methods to capture meeting minutes.
- It was noted that we are getting positive feedback from homeowners on the increase in communications provided to the neighborhood.

- **SOCIAL: CODY NATHAN**

- Decision on July 4th has been made. We will be having the pool celebration and fireworks in the evening.
 - We will be asking for donations for the fireworks and have a signup process for food. The HOA will provide meat item and non-alcoholic drinks.
 - We plan to have the Kona Ice truck.
 - Cody will provide an article for Jen to send out via email and Facebook. AI will place a sign on the pool bulletin boards a few weeks before the event.
- We are planning to have a neighborhood garage sale on June 13th. We will advertise and place banners the week of the garage sale at the two entrances.

- **ACC: JOEY HENSLEE**

- We continue to research methods to monitor and ensure compliance with HOA covenants and restrictions.
- We still have a vacancy for our ACC chair board member position.
- We do not plan to have the May meeting to review covenants and restrictions that was discussed at the April meeting.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, June 15, 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.