

Adams Run Homeowners Association

Annual Board of Directors Meeting
October 20, 2025

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on October 20, 2025.

- **CALL TO ORDER**

Board President Joey Henslee called the meeting to order at 6:35PM.

- **ROLL CALL OF OFFICERS**

Present:

Joey Henslee, Pool Committee Chair and HOA President
Cody Nathan, Social Committee Chair
Patrick Haarsgaard, Secretary
Jen Jones, Communications Chair

Not Present:

Candice Novotny, Treasurer
Stephan Curuia, ACC Committee Chair
Walter Hahne, Grounds Committee Chair

In addition to Board Members present, 5 residents in attendance.

- **NEW BUSINESS**

- Resident came to committee with goose discussion, concerns about the waste they are leaving behind and the potential impact of those walking on the roads
 - Issue is that the prior year's budget consensus was to eliminate Goosebusters because of the cost (could not longer afford it)
 - Nelly has been elected Goose Management Subcommittee Chair
 - Plan is for her to explore options and do outreach to discuss approach and establish a committee to develop a plan
 - Action: Jen to send out email to community to ask for support on a subcommittee for goose management
- Potential dues increase
 - To research what comparable communities' fees are and their respective amenities
 - Could split it up into two payments – need to confirm we have sufficient cash flow in the beginning of the year to cover liabilities
 - This year increase would require 14 day notification for fee increase, 21 days later a vote and requires 2/3 of the community to approve (96 homes)
 - \$650 would likely be the target number
 - Official budget meeting is planned December 15
 - Action: Jen to send out email tonight regarding emergency meeting on November 4 @ 6:30PM – simply say next year's budget is in the red; even with social budget entirely removed, likely still in the red

- **OLD BUSINESS**

- See committee reports for updates on old business.

- **COMMITTEE REPORTS**

Treasury Report

- Treasurer not in attendance – report provided by President Henslee (budget update sent by Treasurer)

Architectural Control Committee (ACC) Report

- ACC chair not present

Grounds Committee Report

- Review of proposed budget –
 - Wildlife management reduced from \$2,000 down to \$1,000 – used to be \$7,500 for goose management; have spent \$750 this year to remove beaver
 - Irrigation system is aging, costs continue to increase with more frequent repairs
 - Potential projects if enough in reserves: mulching entrances, center islands, around pool and all flower beds; removal of tree behind Cody's house in common area
 - Call for volunteers to form a flower committee so we can plant fall and spring; otherwise only enough to pay for spring

Pool Committee Report

- Pool is officially closed, cover has been put on (new – cost \$7,800; was part of the special assessment)
- Will be putting together presentation to recap what was spent, where we ended up, etc.
- Need to do a \$2,800 sand filter replacement (at its end of life) – think we can stretch a couple years more
- Additional capital project to be proposed – lights need replaced/fixed (probably will be around \$1,000)

Communications Committee Report

- No new updates

Social Committee Report

- Fall Festival – this Saturday from 12pm-6pm
 - Will be closing Adams Lake Blvd at Keswick (in front of common area)
 - Action: to put a notice out that road will be closed; have posted asking people to bring good if they would like to

- **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, November 17, 2025, at 6:30PM at Five Forks Library.

The Board adjourned at 8:00PM.