

Adams Run Homeowners Association

Annual Board of Directors Meeting

September 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

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen Jones, Communications Chair

Candice Novotny, Treasury

Not Present:

ACC Committee Chair – Vacant

Secretary - Vacant

- **OLD BUSINESS**

- None to report

- **NEW BUSINESS**

- O'Neal Sanitation offers a discount to our homeowners. It is tiered discount based on the number of homeowners who sign up. More information will be available at the December annual meeting.
- Geese presentation will be scheduled for our in person November monthly meeting. Nelly will be presenting results of survey from the Spring and completed research on methods to control geese population.
- Budget planning for 2027 starts in October. Committees need to have info ready for October and Candice requested that this info be sent to her by October 7th. She will send out Excel template for our 2027 updates.
- HOA software management applications was researched by Jen.
 - Her recommendation is PAYHOA
 - Monthly cost is \$150-\$200 per month.

- It includes ACC management functions and financial functions.
- Jen will send info to Candice to review if it provides all the support for our bank connections and expense tracking that QuickBooks supports today.
- Joey recommended we include the \$200 per month fee for this application for 2027 and zero out the 2027 cost for QuickBooks fees and website fees to offset the potential PAYHOA fees if we decide to migrate to the PAYHOA application.
- ACC Board member vacancy – Jen mentioned that Beth has agreed to fill the ACC chairman position in the board. AI will contact Beth to confirm and provide her with a laptop and software. NOTE – In prior HOA meeting we approved spending up to \$1,000 for these items.

○ **COMMITTEE REPORTS:**

○ **TREASURY – CANDICE NOVOTNY**

- Candice reviewed year-to-date actuals versus budget and provided a year end forecast. Budget info is attached:



September_MASTER
Actual vs Budget 20:

- Candice asked us to use this spreadsheet tab - 21SEP26 tab to provide our updates for 2027. This needs to be sent to Candice by October 7th, so that we can discuss it at the October 29th meeting.
- Jen asked about the potential budget impact from the geese management presentation. Our current plan is to not increase the 2027 budget since we already have \$2,000 in our 2026 budget for wildlife management and we would include the same amount in 2027. NOTE – This budget item covers any wildlife management not just geese management. For example, in 2025, we had to get rid of a beaver that was damaging trees around the lake.

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

- Below are updates on our activities.
 - **Wildlife Management** –The Wildlife Subcommittee will review findings and recommendations to the HOA board during the November meeting. The plan is to solicit community feedback at the meeting and then present final recommendations to the HOA community at the December annual meeting. We are working with DragonFly Pond Works to get a water quality test of the lake prior to the November meeting. Notice of the November meeting presentation will be distributed in October via mailbox, Facebook and email.
 - **Irrigation** – System will be winterized and turned off in October.
 - **Landscape maintenance**
 - Envirocare will be submitting a two-year contract bid for 2027 and 2028 for landscape maintenance the week of 9/21. We are working on preparing the complete grounds budget in time for our fall budget planning meeting in October.

- Hole dug at Adams Mill Road entrance by the utility company has been leveled and the sod netting has been removed to allow Envirocare to mow during their normal weekly mowing.
 - **Lighting Maintenance** – Streetlight audit was done by Ron Link this month and no streetlights are out.
 - **Street sign Project** –We plan to order all the street signs and posts before year end staying within the \$2,500 approved budget for 2026.
 - We confirmed that the cedar trees behind Walter's house and the stumps along Adams Mill Road are not under state highway management. We do not plan to do anything with these using funds from our HOA.
- **POOL: JOEY HENSLEE**
 - Soft Rock vendor for pool surface will be coming on site to review the issue with the new surface peeling. We need to determine if the issue is under manufacturer warranty or if it was an installation issue.
 - Repair to metal fence picket will be done.
 - Depending on funding we will replace the wooden picnic tables at the pool.
 - Pool parking lot lights need to be replaced. We will pursue getting an electrician to repair/replace the lights.
 - Water heater will be replaced.
- **COMMUNICATIONS: JEN JONES**
 - No updates to report.
 - She will send out a note for volunteer gardeners to trim the flowers at the entrances. Al will send her a list of the flowers that we planted last Spring.

- **SOCIAL: CODY NATHAN**
 - No fall festival this year.
 - We will be having another neighborhood garage sale on 9/26. AI will get signs posted at the two entrances the week before the garage sale date.

- **ACC: JOEY HENSLEE**
 - No updates and no requests for ACC approvals.
 - AI will contact Beth to confirm she is volunteering to serve ACC as chairman.

NEXT MEETING DATE

The next scheduled monthly Board of Directors meeting will be held on Monday, October 19, 2026, at 6:30PM. 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.