**Adams Run Homeowners Association**

Annual Board of Directors Meeting

April 21, 2025

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on April 21, 2025.

1. **CALL TO ORDER**

Board President Joey Henslee called the meeting to order at 6:30PM.

1. **ROLL CALL OF OFFICERS**

*Present:*

Joey Henslee, Pool Committee Chair and HOA President

Patrick Haarsgaard, Secretary

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen Jones, Communications Chair

*Not Present:*

Candice Novotny, Treasurer

ACC Committee Chair – Vacant

In addition to Board Members present, 3 residents in attendance.

1. **NEW BUSINESS**
   * No new business
2. **OLD BUSINESS**

* See committee reports for updates on old business.

1. **COMMITTEE REPORTS**

*Treasury Report*

* Updated treasury report provided by Joey (from Candice)
  + Dues: Significant account outstanding for two years now coming current, but now have another that is outstanding two years; will be taking action in coming months
    - 15 accounts outstanding totally $12K
  + Budget update:
    - **ACTION:** Question on current amount received – budget does not reflect cash received
    - **ACTION:** Need to dive into the water bill (specifically might need to carve out irrigation audit as separate line item for next year)

*Architectural Control Committee (ACC) Report*

* + Will be posting another notification to host an informational meeting for anyone shows interest in being chair

*Grounds Committee Report*

* + Action from above – consider carving out irrigation audit as separate budget item for next year
  + Hurricane debris along Adams Mill has finally been cleaned up
  + Flowers to be planted during first week of May at both entrances
  + Ant treatment has been approved, should be down within the coming weeks – if fire ants are seen in any of the common areas, Walter will tell Envirocare (guaranteed for the year)
  + **ACTION** – come up with a plan in order to plant our own flowers in future years (just need to come up with a plan/budgeted amount to buy our own)
    - Establish flower committee; then see if we are under-budget, in which case we might have extra room in the fall to get fall plantings

*Pool Committee Report*

* + Pool company now requiring 5 days/week service versus previous 3; as a result of negotiations, opening May 3 in new contract
  + Rubber emulsion around pool has been chipping away, was getting repaired under warranty – concern with the dark blue color of the material; plan is to cut out the emulsion entirely and redo everything; projected to get material by middle of May
    - Option 1 – stop for a week in middle May and set a firm deadline of May 23 for opening
    - Option 2 – wait until after pool season is closed (with bigger chunks continuing to come off)
    - **ACTION** – Follow-up with installer to get more firm dates on when can be completed, potentially delay opening
  + Pool budget – have now paid up entirely on the special assessment/pool renovation that has been spent
    - $7,200 approximately remains to buy new pool cover (did not need for this past season because it needed to remain uncovered)
    - So project is completed except for cover (which is included in budgeted amount)
  + Warranty fix on the gate –
    - **ACTION** for pool letter – Do not lean on the gate; think that someone may have leaned on the gate while open and the closer was damaged
  + Leak in one of the water lines, grounds helping to get repaired via Envirocare
  + Pool cleaning party to be announced on Facebook

*Communications Committee Report*

* + Action from above – Letter for pool rules needs to include not leaning up against gate (Joey to create wording that includes opening timing, etc.)
  + Jenn (previous chair) has met with incoming chair to handoff responsibilities/reports/passwords/etc.
  + Newsletter to be created and sent, which will include pool and some other topics
    - To include column from Mary about reminder of upkeep on property

*Social Committee Report*

* + Community garage sale either May 17th or 23rd – will start marketing in local real estate channels along with Facebook post
    - Note that May 23rd is Memorial Day weekend, so might not want to do it due to people being out of town

1. **NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, May 12, 2025, at 6:30PM at Five Forks Library.

The Board adjourned at 8:00PM.