**Adams Run Homeowners Association**

Board of Directors Meeting

May 20, 2024

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on May 20, 2024.

**I.                 CALL TO ORDER**

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

**II.                ROLL CALL OF OFFICERS**

*Present:*

Joey Henslee, Pool Committee Chair and HOA President

Patrick Haarsgaard, Secretary

Candice Novotny, Treasurer

Walter Hahne, Grounds Committee Chair

Beth Brown, ACC Committee Chair

Cody Nathan, Social Committee Chair

*Not Present:*

Jen and Brian Curtis, Communications Chairs

In addition to Board Members present, 8 residents in attendance.

**III.              NEW BUSINESS**

No new business to report. See committee reports for updates on old business.

**IV.              OLD BUSINESS**

Unified trash collection: O Neal Sanitation present to discuss proposal for unified trash collection

* Been in business since 1970, serve 3 counties/17 different towns and cities
* Handout provided by O Neal – weekly trash pickup Mondays, can add yard waste and recycling Thursdays; homeowners can also choose twice a week; single trash pickup rates include:
  + Level 1: 9-25 homes = $57/qtr
  + Level 2: 26-50 homes = $54/qtr
  + Level 3: 51-100 homes = $51/qtr
  + Level 4: 101-144 homes = $48/qtr
  + Level 5: 144 homes w/ single bill to HOA = $45/qtr
  + $39 per 2nd pickup for yard waste or recycling (or second trash pickup)
  + (rates guaranteed 3 years)
  + \*\*Above is merely group rate that has been offered but is not yet required – rates are regardless of whether it is single-source; again, this is just a group rate offer
* New trucks are quieter and more efficient, will eventually be switching over to automated side-loader
* Trash cans are exact same sizes as other providers (96 gallons)
* Pickup is 52 weeks a year, unless otherwise notified – even if holidays such as Christmas are on the scheduled pickup day, they will still pickup
* Currently scheduled to pickup between 6AM and 6:30AM – flexible on timing provided agreement is entered into
* Billing cycle is 90 days, so cancellation will take effect 90 days after most recent payment

See committee reports below for updates on other previously discussed topics.

**V.               COMMITTEE REPORTS**

*Treasury Report*

* No major changes from last month
* About $1,400 still outstanding in dues
* Goose management under due to contract cancellation
* Property insurance will be over $1,500 for the year due to rate increases
* Next month – deep dive into current and any remaining expenses on Scuffletown entrance
* See handout for details on pool assessment and expense/payment summary

*Architectural Control Committee (ACC) Report*

* Only two violation letters still being ignored
* Parking on the street still remains a more frequent than normal occurrence – some of had notices sent to
* Discussion around creating a log to track the cars on the street, and after certain number of occurrences then send a letter
* Discussion around signs telling people to stay off (parking) on the grass in the common areas

*Grounds Committee Report*

* + Flowers – supposed to be planted end of this week (both Scuffletown and Adams Lake entrances)
  + Scuffletown entrance sign stucco to be painted this week, will take 4 days (weather permitting)
  + Spraying of hydroseed at Scuffletown entrance on track for end of May/early June
  + Pump house leak has been fixed, to be tested today
  + Crape myrtle scales – impacting trees across the neighborhood; neighbors have been notified via Facebook page; Envirocare offering treatment if residents want to employ them (potentially have communications committee send out notification)
  + Action item for Treasury – review the signage budget (to refurbish), decision previously made as it relates to Scuffletown budget
  + Action item for Grounds – plan for and schedule a grounds maintenance meeting to discuss where we need to do a serious limbing of trees around the neighborhood, including the hollies at Adams Lake entrance

*Pool Committee Report*

* Pool is open, work has been completed:
  + Coping around the pool completed by Softroc
  + Chairs all restrapped, many more than last season
  + Gate replaced
  + Deadeye for plaster
* See page 2 of budget update for pool payment summary
* Intend to request $2K to fix the cover in next year’s budget

*Social Committee Report*

* Garage sale went well last weekend, requests to repeat annually in the month of May
* Most of remaining budget to be saved for July 4th as well as the fall tailgate party
* Action item: make sure to plan ahead on communications related to July 4th planning
* Planning ice cream social but will be put on by residents, not HOA

*Communications Committee Report*

* + Action item: Research to see how we can add a schedule to the Facebook page so that people can see a calendar on the page
  + Action item: Send email to neighborhood on the group rate option O’Neal is offering (see old business notes above) – specifically note this is NOT a single source requirement, but a group rate offering

**VI.              NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, June 17, 2024, at 6:30PM at Five Forks Library.

The Board adjourned at 8:00PM.