**Adam’ Run HOA Meeting**: September 12, 2023

Attendance: 20 individuals (some households have 2)

Purpose of meeting: Discussion of four open topics, any items would need ¾ vote by residents, one per household to amend covenants (108 in favor votes would be needed).

Assessment requires 2/3 vote (96 household would have to be in favor).

1. **Waste collection services** – consolidate to preferred waste company
   * Sole sourced provider posted by Board would be utilized if you use waste mgmt svcs
   * Establishment of services and payment would be to waste company
   * Questions/Concerns:
     1. If contract with current waste management how to exit?

Would have time to allow 6-9 month transition period to close out with old vendor to new vendor

* + 1. What is penalty for keeping same supplier?

Would be written in covenants – monetary or other action? Follow ACC?

* + 1. When will we require same day lawncare or lawn service? Makes noise as well and can cause damage.
    2. Safety concern with trucks backing at fast rate.
    3. Look at contract for 3-5 years
    4. How would company be chosen? By most vote at meeting
    5. Look at cancellation by HOA in contract with chosen company – what are collection issues? Ask neighborhood of issues with certain companies.
    6. Provide cost to HOA for repairs etc
    7. Can we have same service rate if covenants not amended?
* Vote - All In: 12 Interested: 4 Hard No: ? Doesn’t care: None
* Next steps:
  + Solid rates/info from trash companies
  + Talk with lawyer on updating covenants – wording and costs

1. **Rentals**

* Concern with # of rentals in neighborhood
* Impacts HOA ability to do business
  + Loans aren’t given to neighborhoods with high rental rates
* Set terms:
  + Evaluate amendment to covenants on max % of rentals, for example 10% \*144 = 14 and
  + Set minimum rental period, for example 12 months minimum rental
* Questions/Concerns:
  + 1. Are limitations legal? Yes, if in covenants
    2. Banks or companies buying
    3. Upkeep of home not to neighborhood standard/convenant requirements
    4. Can rental fee be paid to HOA? For example, to rent a house you must pay HOA $x before rental starts. HOA holds fee and uses if needed for loan maintenance etc.
    5. How to deal with violators? If we are the % of rentals then someone decides to rent anyway or doesn’t go through proper process.
    6. What would be the process on how to request becoming a rental property?
    7. Lease to buy option would count as part of rental #/%
    8. Are reverse mortgages the same as rental? How are they treated? Needs follow up to understand better.
    9. Establish rental regulations…for example lawn service x times in summer and winter as well as other home maintenance requirements in covenants.
  + Out of 20 attendees: All in: 14 Interested: 3 Hard No: 3 Doesn’t care: Zero

1. **One time assessment:** 
   * **Pool Improvements**
     1. Deck 3-5’ around – Deadeye Quote – $28,710
     2. Pool gate – Advanced Carolina Controls - $9,860
     3. Furniture - $7,000
     4. Questions/Concerns:

Pump room noise, quieter

* + - * + Vote out of 20 attendees = All in: 14 Interested: 5 Hard No: Zero

1. **Sign maintenance:**
   * Option 1: County take over *Vote: 8*
   * Option 2: Repair Vote: 9
     1. Repair 1: Paint and/or repair post as needed (no signs) - $2,457
     2. Repair 2: Street signs to be cleaned/pressure washed by company (10 stop signs/20 road signs) - $800
     3. Repair 3: Signs to be replaced – purchase only - (5 slow for children metal signs $460; 2 crime watch signs $174; traffic sign $88; Stop signs on wooden post $147 = $869
     4. Repair 4: New signs - 1,600 ??? what this is??

Total for Repairs: $4,126

* + Option 3: New decorative post (similar to black light post) Vote: 0
    1. Approximately $800 per sign/post with installation
    2. Comment: Revisit at later time, other repairs needed at this time
  + Questions/Concerns:
    1. New posts are not for our neighborhood, the age of the neighborhood/homes doesn’t make sense to invest in new post.
    2. Volunteers from neighborhood to help repaint/replace as needed with HOA buying supplies.