**Adams Run Homeowners Association**

Board of Directors Meeting

September 16, 2024

Minutes of the Board of Directors meeting of the Adams Run Homeowners Association, held at the Five Forks Library, at 6:30PM on September 16, 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

Walter Hahne, Grounds Committee Chair

Cody Nathan, Social Committee Chair

Jen and Brian Curtis, Communications Chairs

*Not Present:*

ACC Committee Chair – Vacant

Candice Novotny, Treasurer

In addition to Board Members present, 4 residents in attendance.

**III.              NEW BUSINESS**

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

**IV.              OLD BUSINESS**

Beaver Update:

* Beaver tripped the trap but was not caught. Was moved for a second try
* Currently two traps within the pond
* Company will continue trying to trap until success - $700 is one-time invoice with guarantee catch
* Deciding not going to pull culvert lids at least until beaver and trapped and there is evidence that there are clogs (for example, pond overflows into spillway)

Lighting:

* At entrance off of Adams Mill, fixture is broken; Laurens Electric wants to replace with LED lights
  + No charge for usage, just a maintenance fee for light – covers power and maintaining of light (has been $7/fixture/month – 9 fixtures + flood light - ~$74/month)
  + They have declared they can’t fix the lights anymore because they are outdated – result would be $27 per light per month
  + Two options: 1) Replace 1 at a time, or 2) Go with a “rider rate” where they install all 9 new lights:
    - The following is the total annual financial impact for the Rider Rate by year: Year 1 (2025) $1331.04, Year 2 (2026) $1655.04, Year 3 (2027) $1979.04, Year 4 (2028) $2519.04, Year 5 (2029) $3,059.04. NOTE - Current cost is $899.04 per year.  Our total cost for 2025 through 2029 would be: $10,543.20.
    - The following is a scenario where we choose not to go with the Rider Rate, but end up replacing 3 lights per year (assuming 3 brake per year) in 2025, 2026 and 2027. Year 1 (2025) $1619.04, Year 2 (2026) $2339.04, Year 3 (2027) $3059.04, Year 4 (2028) $3059.04, Year 5 (2028) $3059.04. Our total cost for 2025 through 2029 would be: $13,135.20.
    - The annual budget increase for lighting using the Rider Ride would be: 2025 - $432, 2026 - $756, 2027 - $1080, 2028 - $1620, 2029 - $2160.
  + Action item – ask the Laurens Electric rep whether we can replace the broken light first, and then decide come January whether we want to do the rider rate
  + Action item – Figure out what Duke is doing in similar situations; have they been increasing our bill potentially and we haven’t identified yet?
  + Board decision – fix the broken fixture immediately, but ask Laurens whether we can choose the rider option in January (keep as point of discussion in annual budget meeting)

**V.               COMMITTEE REPORTS**

*Treasury Report*

* Not provided
* Action item – need to pull together budget for October meeting

*Architectural Control Committee (ACC) Report*

* + Not provided – no ACC chair
  + Action item – Need specific email saying board is searching for ACC chair; Joey to look at calendar and let Jen know of date for meeting to discuss responsibilities, etc.

*Grounds Committee Report*

* + See update on beaver above; only other update on pond is that we have two more dam mowings
  + Rate increase presented by Envirocare for the 2025 contract; summary is:
    - Cost has changed, but level of service is the same; only difference is they are now including additional mowing/fertilizing on the Scuffletown entrance
    - The total service contract increase is 5.1%. (The weekly maintenance increase was 2.3%. $344 increase)
    - The Bermuda fertilization and weed control increased 24.2%. $617 increase. This is due to the Scuffletown entrance since we hydroseeded with Bermuda.
    - The Roxton Cir Beds - Fertilization increased 4%. $4 increase.
    - The overall net increase was $965 rounded up to nearest dollar.
    - All services included in the 2024 service contract are included in the 2025 service contract. Note - This includes the repaired/updated Scuffletown entrance.
    - Board decision - Not recommending additional bids, recommending we retain Envirocare, will be presented at the annual budget meeting
  + Flowers have increased in cost significantly – not included in the Envirocare budget, always been an extra cost outside of annual contract; looking at options to go with cheaper or volunteer
  + Irrigation – We will be getting another invoice for $700 for mainline repair (total for repair will be approx.. $1100); without fixing, would have been no pool or irrigation

*Pool Committee Report*

* + Pool is closed as of today
  + Company that warrantied the Softroc will patch it for free
  + Will not be covering pool due to requirements for new plaster that was installed, must remain uncovered (will be serviced throughout offseason) – cost was included in assessment
  + Clarity contract update – new DHEC recommendation that any facility that has a baby pool be serviced 5 times/week instead of historical 3 times – increase in 2025 contract cost would be $2,900 (~25% increase); increased service would be the whole facility, including vacuums and main pool
    - Action item – Request Clarity service 4 days and potentially shorten pool season by a few weeks to balance the cost increase; and/or say we want to maintain the same contract price, what can be done to fit that budget

*Communications Committee Report*

* + Working on newsletter – general board action item to email Jen articles (already including ACC chair opening, beaver, parking on lawn/street, and fall festival; if additional room, perhaps discuss the light issue; mention annual budget meeting scheduled for December)
  + Action item – Need to send out “seeking nominations” letter: ACC will be seeking chair, communications chair needed (pending confirmation from Candice)

*Social Committee Report*

* + Action item – Need a Facebook post for Fall Festival will be October 12 (time pending CFB games)
    - Adams Lake Blv will be blocked off, similar setup for food and inflatables as prior year

**VI.              NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, October 21, 2024, at 6:30PM at Five Forks Library.

The Board adjourned at 8:15PM.