
Adams Run HOA

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Adams Run HOA Meeting Minutes May 28, 2025

Call to order @ 7:05 p.m.

A meeting of Adams Run HOA was held at Central Govt Center 7201 Outer Loop on May 28th 2025

Attendees included: President - Jeff Carden, Secretary - Gail Yates, Grounds Chairperson - Jacqueline Smith, Communications Chairperson - LaRhanda Trammell, Deeds Committee - Grant Tinsley, III Member @ Large - Gary Davis

Board Member not in attendance: VP - Terry Campbell

Homeowners in attendance: Jeff Hudson, Carl Jones, & Tony Needy

Approval of Minutes

Minutes from March 26th 2025 were emailed to all board members for review. Presented @ meeting and approved. Motion to approve. LaRhanda Trammel - Approved. Seconded - Jackie Smith. Approved

Committee Reports

Communications: LaRhanda Trammell

- Jeff reminded of the yard sale Saturday and if homeowners know anybody that liked the yard sale that his wife will try to post about it on Facebook Marketplace.
- Gail mentioned that a flyer was posted for homeowners to share on their own for the neighborhood and it was posted on Yardsale Search website and several others.
- LaRhanda mentioned that she would be putting out the signs and Gail would see that the large banners were erected on Wed before the yard sale. After the sale, all signs and banners would be given to Jeff Carden for storing. LaRhanda mentioned the bulk pick up the following Thursday after the yard sale and it was posted for homeowners in the FB group and on the HOA website.

- Calendar of Events from Communications Committee
Adams Run Community Yard Sale Saturday May 31st 2025
Spring Bulk Pick Up Date Thursday 6/5/2025
Fall Bulk Pick Up Date Thursday 10/23/2025

Deeds: Jeff Carden/Grant Tinsley, III

- Jeff stated he had a couple letters had gone out regarding unkept yard
- He had a complaint about a privacy fence down for some time but had been erected.
- Jackie asked if 2 signatures were on the approval forms
- Jeff mentioned to Grant that he would work with him on the deeds position training.

Grounds: Jackie Smith

- A couple of complaints and my own observations, regarding the front fence line that had not been trimmed back, but it appears they had come back to finish it up.
- Over in the easement across Cedar Creek Rd, a homeowner had mentioned the area around the ditch on the left side needed maintaining. Another concern is around the AT & T boxes, that are in that curb. We don't own or maintain, but AT&T does. I mentioned that I would try to reach out to AT&T to see if they can kind of tighten that up over there as well.
- I have a call in to MSD about the ditch behind Long Rifle Court, in the curve. It appears to be a huge bush that's growing in the ditch. MSD would need to be called to clean that up.
- I've put in a call to Pam Schott's, who was part of the company that installed the liner, the ceiling paint in the fountains. We have some sealing that's tapping and incurring around the edges of the fountains as well, it looks like some of that liner is kind of floating up in certain areas.
- Jeff asked if the repairs were in the big fountain.
- Jackie responded, "Not floating there, but up at the front, but the seal, the seal was put in all three fountains and we only have, I say only, but they only warranty for one year so I've got plans to meet her possibly next week to kind of have her take a look to see what it's doing and I had to submit some new pictures to Pete the brick guy, got the repair for the center fountain so that's coming.
- Jeff asked if Pete was someone that you had reached out to do the front that was damaged a few years ago was that on the on the masonry part. Jackie stated she was going to get an estimate because he was fair in pricing and did a good job. She stated on the center island going down before it turns that's leaking. I was going to ask if anybody knew of someone to reach out to as far as irrigation work, they can't get to it for a couple weeks and that valve is stuck open. He just gave me an update and I just feel like we need a better resource for that.
- Gail Yates mentioned that On Tap Irrigation in Mt. Washington may be able to help.
- Jackie mentioned to Jeff an invoice for some irrigation work that was included in the contract, not supposed to be a separate bill. A new invoice would be requested.

Finance: Jeff Carden for Arden Hagele

- The current bank Statement shows a balance of \$36,289 dollars. All of our bills are currently up to date, including Greenway. With a few months left in the current fiscal year, normally we may be a bit behind but we're in good shape. We're doing better about getting things approved and sent to the bookkeeper for payment.

New Business

- Homeowner - T.N.: A homeowner mentioned having a document referencing an inquiry about the basins.
- This document shows that it is a landscape easement but it also spells out in here what the HOA is responsible for and it says basins and everything are called "open spaces" that is not the HOA responsibility. And that's definitely those detention bases are open spaces. It has the same thing about you have to take care of them.
- Pres - Jeff Carden: You're meaning homeowners that have easement like you're talking about or the HOA? The HOA is not responsible for cutting the basins?
- Homeowner - T.N.: And it's not. You asked me about it, I told you. This is the original plat from 1994 when I moved in and it tells you up here about the open spaces, it shows you what everything is it tells you about all that, "so you're not responsible for cutting the basins."
- Pres - Jeff Carden: okay I'll look over if you don't mind my keeping for a while.
- Homeowner - T.N.: I got it for you, I really felt like HOA going in the right direction and maybe this time we could get something done. That document shows you that it's a landscape for pine trees, Syd Wright, left those pine trees there for security, sound and wind barriers. We have lost trees for various reasons. We've got to get at least three trees planted by the ones dismissed in these big gaps with the road being widened, the foot traffic has picked up it's getting worse and I know three neighbors bought those lots because of those pine trees and that was going to be the barrier separating us and that document shows that those pine trees and that landscape is supposed to be there. Section 403 and 703 says that anybody has a problem with their property or the HOA, you have to repair it back to original. So the pine trees should go back. Five of them have died. We only need three because they do spread out. But we've got to get the three trees replanted.
- Homeowner - G.T.III: I'm sorry, what is it blocking?
- Homeowner - T.N.: The black fence is as you pull out of the neighborhood, all those pine trees? From that black fence to my fence is a landscape piece of it. It's my property but the HOA has to maintain it. Over the years this has been neglected.
- Grounds Chairperson - J.S.: "Okay. I apologize. Tony, I've got to ask this question. The HOA is supposed to maintain it or not supposed to maintain it?
- Homeowner - T.N.: The HOA is supposed to maintain it. NOT supposed to maintain the basins but have to maintain the front. There's a difference between a landscape easement and a basin. The basin is considered open space. On the plat it specifically states that a landscape easement 15 foot I can't build on.

I can't have no direct access to Beulah Church Rd -Lot # 15 or # 16 that is a landscape easement. From the black fence to my fence is exactly 15 feet, I own it but the HOA has to maintain it. A basin is considered an open space in that document. Apparently, that's an issue in the neighborhood, open spaces or basins. But they consider the retention basins an open space. It's in the writing, but the property is owned by Adams Run.

- Grounds Chairperson - J.S.: As you may know, there have been a lot of things that have been said, conversations, and a lot of things that may or may not have been documented and I think it's time to shed light on the past couple of years and I think Gail can attest that I've asked for certain things or I know Tony had a blueprint at one point, where do we have a copy of it or somebody has a letter that they said that the board at that time agreed, etc. but where is that information documented? When we're all gone, where will Adams run be then? Where are these agreements that we're talking about today? Where will they be documented going forward and holding us accountable or holding the neighborhood accountable for what was agreed upon? I just want to mention that, because of the back- and-forth things, some that may have been agreed on in previous times, where is the documentation for future administrations?
- Homeowner - T.N.: Adams Run Ct has a blind curve, we're the only one and you can't see when there's parking on the street. You can't see to go around them. You can't have a blind curb when you're driving in the opposite lane and all of a sudden there's cars coming at you. Can the city put "no parking" signs in that area?
- Homeowner - C.J.: What's the transitioning process now, as far as records and information? When a new board is voted in.
- Pres - Jeff Carden: I've got a box in my attic of all the old records. But mostly through the minutes, everything that's captured, has been recorded and scanned and uploaded to ARHOA Dropbox for record keeping and reference. When a new administration is voted in, the access information is passed onto them. We have a great record keeping system and Gail keeps us online.
- Grounds Chairperson - J.S.: Jeff, are you prepared to discuss your recent conversation with the attorney? I wanted to ask if there were any notes taken or audio to refer back to if needed.
- Pres - Jeff Carden: We discussed the open spaces and the one across Cedar Creek Rd on Hunting Stock Place. There are about four houses that back up to the creek. And before you get to the creek, there are woods and then there's a green area, maybe not even half the size of a football field. It's an open space, from the back of homeowners' fences before getting to the woods. It's not a basin though. The concern was that the HOA isn't taking care of it, and several homeowners that have been for many years, could claim "adverse possession" that the property is theirs due to maintaining it. My personal thought was, I don't think that's an issue because none of them have ever brought it up, but it could happen. So then that came into about basins and common areas and easements. I contacted the HOA attorney, who had researched things and he explained that they are not owned by Adams Run HOA, they are still owned by Adams Run, INC. which would be the developer, Syd Wright. It's unknown at the time if he was alive or deceased. We wondered if Syd Wright would sign things over to prevent possibly a family member from claiming them. The attorney stated that Adams Run would have to file "adverse possession claim" that Adams Run had been maintaining the areas for over 15 years. The attorney advised to leave things alone and continue to maintain as we had been doing.

- Grounds Chairperson - J.S.: Who's to say Syd Wright's family won't come back and say "we own this?" What can they do with them, I know they're basins for the most part, except for the green space.
- Pres - Jeff Carden: So the next steps basically is not to do anything. That was his advice to us.
- Grounds Chairperson - J.S.: Okay. Are we going to vote on that, or discuss it as a board?
- Pres - Jeff Carden: Yeah, we can. We're probably going to review those items with the board.
- Grounds Chairperson - J.S.: And I know that we had a discussion about the fence at the front. And then the fence that you said that the homeowner has a letter of some type that the board agreed to that. Can we get a copy of that letter? From the homeowner? Because we don't have anything documented to that effect. We the board doesn't? Correct?
- Secretary - Gail Yates: That we know of? I haven't found anything. And I have searched.
- Pres - Jeff Carden: Yeah. I'll ask the homeowner for a copy. And then I think understanding that agreement, was it a legal binding document, or was it the previous board of the time, kind of thing?
- Grounds Chairperson - J.S.: Well, I think we should understand and ask, because understanding that lot back there that belongs to Adam's Run. I'm still trying to keep the integrity of what we have, without seeing someone else just take it all. But I think it's understanding what that property looks like because it does have Adams Run's name on it, but to have others' property on that, on our property or on Adam's own property.
- Pres - Jeff Carden: The attorney had said "If the previous board at the time gave the homeowner "permissive use" to have the fence up or access that he couldn't come back and claim "adverse possession" because the previous board gave him "permissive use or access" The board knows that and gave permission to use. There are basically five different elements to an adverse possession claim that it would never go through. We, as a board, have to be careful about trying to go back and do anything that a previous board from 10-15 years ago had done because it was in the best interest of the community, by the board. We need to be mindful of that when asking for a copy of the agreement."
- Grounds Chairperson - J.S.: Asked the secretary if a map could be presented for each section and how many board members or members @ large were in each section, to assure there was a board representative to cover each section. It was agreed that a map would be presented...

Announcements

- Jacqueline Smith mentioned: "A special thanks was given to Board Member-homeowner, Gary Davis for his help in putting out flags for the Memorial Day Holiday and his son as well helped with the half-staff of the flag in re-raising it. It was truly appreciated!"
- Next meeting scheduled for July 27th @ 5 p.m. Central Government Center Room 13

Adjournment

Meeting adjourned by President Jeff Carden @ approximately 8:45 p.m.

President's Signature – Jeff Carden

Date of approval – July 27th 2025

Secretary's Signature - G.Y.

Date of approval – July 27th 2025

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