



P.O. Box 91003
Louisville, KY 40291
Website: AdamsRunHOA.com
Email: board.adamsrunhoa@gmail.com

Adams Run HOA Meeting Minutes

Call to Order

A meeting of Adams Run Homeowners' Association was held at 7201 Outer Loop on March 26th, 2025 @ 7:04 p.m.

- Attendees included Board Members: President - Jeff Carden, Secretary - Gail Yates, Grounds - Jacqueline Smith, Communications - LaRhanda Trammell, Members @ Large - Laura Burkhead, Katie Lincoln
- Members not present: VP - Terry Campbell
- Homeowners in attendance included: William & Sherrye Gilkey, Gary Ray, & Carl Jones

Approval of Minutes

- Minutes from Jan 30th, 2025 meeting were presented & approved for filing to HOA drop box account.
- Motion to approve First & Second...

Reports

Communications Committee: LaRhanda Trammell

- Dates of community yard sale were given May 31, 2025
- Republic Services Bulk Pick Up date - June 5th 2025
- Days of signs & banners placement were discussed
- Dates posted on website & pinned to top of FB Group Page

Deeds Committee: Jeff Carden (Grant Tinsley, III unavailable)

- Jeff mentioned that several letters had been sent to homeowners for habitually parking on the street in Adams Run Ct
- Jeff stated that he had approved a fence installation and a cover over a homeowner's deck
- A complaint was filed regarding a homeowner installing a fence that wasn't approved
- A question was sent in regarding a privacy fence installed next to the black fence at the front entrance which belongs to Adams Run.

Grounds Committee: Jackie Smith

- Jackie mentioned that when it came to sidewalks in need of repair, street lights out, or reporting potholes, that any homeowner may contact Metro 311 to report the problem(s).
- Jackie mentioned that a new landscaping contractor should be available soon for 2025
- A new flag was ordered and erected at the front entrance.
- It was mentioned that a masonry contractor was needed to repair some bricks on the fountains.
- A homeowner mentioned an area along Beulah Church Rd by the front entrance needed repair due to a vehicle going off the road. Jeff suggested reaching out to CM Jeff Hudson for more info on getting the road repaired by the new development.

Financial Statement: Explained by Jeff Carden (Arden unavailable)

- Jeff stated that the cost of grounds maintenance may increase in 2025 due to adding trees in various islands and adding mowing of the easements across Cedar Creek Rd. and along the highway.
- Jeff mentioned that only a few homeowners were late in paying their dues assessments. Arden would follow up with them.

New Business:

- Discussion of the new road by the development and repairing Beulah Church Rd from the heavy trucks entering the development site
- Contacting a masonry contractor to work on the fountains
- Getting updated bid from Greenway Landscaping to include adding the easements along Cedar Creek Rd up to the corner of Black Powder Ln

Adjournment

- Meeting Adjourned @ 7:45
- Motioned First & Seconded
- Next Meeting scheduled for Wed May 28th @ 7 p.m.

President Signature:

Secretary Signature:

Date of approval

Adams Run HOA

Financial Activity

Adams Run HOA

Seven Months Ending April 30, 2025

						April 2025	FY to Date	2025 Budget
Bank Balance September 30, 2024							62,989.56	62,989.56
Revenue:								
	Dues Receipts					62,859.86	62,859.86	63,700.00
	Bank Interest					103.30	103.30	400.00
	Insurance Reimbursement							
	Total Income					62,963.16	62,963.16	64,100.00
Expenses:								
	Utilities					12,754.68	12,754.68	26,000.00
	Maintenance:					0.00		
		Contract Grounds Maintenance				23,627.14	23,627.14	25,000.00
		Miscellaneous Maintenance				8,242.27	8,242.27	5,000.00
		Island Renovation				0.00	0.00	3,000.00
		Fountain Maintenance				0.00	0.00	3,000.00
	Total Maintenance					31,869.41	31,869.41	36,000.00
	Improvements					17,640.00	17,640.00	18,000.00
	Insurance					1,710.08	1,710.08	1,500.00
	Legal Fees					1,176.48	1,176.48	1,000.00
	Accounting					1,000.00	1,000.00	3,000.00
	Office Supplies & PO Box Rental					247.78	247.78	600.00
	Website Domain and Hosting					0.00	0.00	200.00
	Expenses on Properties					0.00	0.00	0.00
	Christmas					3,584.18	3,584.18	4,000.00
	Other (Miscellaneous)					282.80	282.80	500.00
	Property Tax					0.00	0.00	0.00
	Total Expenses					70,265.41	70,265.41	90,800.00
2024-25 Net Income						(7,302.25)	(7,302.25)	(26,700.00)
Bank Balance April 30, 2025							55,687.31	36,289.56

**HOA Meeting March 26th 2025 @ 7p.m.
Central Government Center 7201 Outer Loop Room 131**

HOMEOWNER SIGN IN Sheet

Name:

Address:

Contact Info:

Gail Yates
Laura Burkhead
Ang Ray
Katie Lincoln
Jacqueline Smith
Sherry Gilkey
William Gilkey
Kathanda Thammell
Jeff Carter