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HOA Meeting Minutes - Feb 17th 2022 Via Zoom

HOA President Terry Campbell called the meeting to order at 7:05 p.m.

Board members present were Terry Campbell, president & Terri Davenport, treasurer.

VP Kristi Hoar was absent.

Committee chairpersons present were Tom Neukam, Jackie Smith & Gail Yates

Member @ Large present - Carl Jones

Homeowners present were Arden Hagele & Debbie Metcalfe

Terri Davenport presented the minutes of last meeting which were approved.

Minutes of "Special" online meeting for snow & ice treatment were approved and filed.

Committee Reports:

Grounds Committee - Items mentioned by Jackie Smith

- Snow removal cost of \$320 for Feb 2022 was mentioned, Xmas lights were put up for the holidays in Dec, Jackie mentioned she had picked up trash throughout the neighborhood, and also checked out the back side of the neighborhood across Cedar Creek Rd, which she expressed was very clean.
- Center fountain was full of water and Jackie will remove plug for draining.
- Shelby Construction was contacted to clean up the stack on the brick at the entrance and she would get an estimate on cleaning the entrance sign and repairing and/or painting the fence by the front fountains.

(Grounds cont)

- Debbie Metcalfe expressed interest in being a representative for the back section of the neighborhood across Cedar Creek Rd. and inquired about being more involved at the HOA meetings. She proceeded to ask if salt treatment was brought to the back sections of the neighborhood. Jackie explained the process as to the locations the treatments were applied.
- Carl Jones raised concerns about the maintenance for the island on Black Powder Ln. Jackie Smith stated that she would check into it and follow up with Greenway Landscaping.
- Terri Davenport inquired about the tire tracks on the grass by the front entrance outside of the fencing. It was mentioned about several vehicles sliding off the road during the bad weather.
- Jackie stated that the curbing by the islands needed cleaning up and would mention it to Greenway Landscaping.

Deeds Committee Report - Tom Neukam

- One homeowner had submitted 2 requests for the same residence. One was to add two solar panels to his home and to widen his driveway on both sides. It was presented to the board for approval & approved. Terry C. stated that the driveway should be of the same materials and color as the current driveway.
- Terri Davenport stated if homeowners were in violation of the CC&R that an official complaint should be filed and a letter should be sent to the respective homeowner.
- Debbie Metcalfe inquired about the topic of having one representative from each section join a committee to review the CCR so each section would be uniform. Tom Neukam explained that not enough homeowners came forward, only 4 or 5 when 10 were needed. Without sufficient interest, the matter was tabled for another time.

Communications Committee - Gail Yates

- Gail mentioned the yard sale date for May 21, 2022 and the dates for Republic Services bulk items pick up dates and that they were posted on the FB group page and the HOA website under "events"
- Terry C suggested promoting the yard sale event and asked about having a food truck on the same date.

Treasurer's Report- Terri Davenport with input by Arden Hagele

- Terri D. explained the treasurer's report, expenses, and each item/category.
- Debbie Metcalfe inquired about the accident at the front entrance wall, if the driver was insured. Terry C. explained that the driver was NOT but the HOA liability insurance covered the cost to repair the brick wall.
- Arden stated that one homeowner with a large lien sold their property and the lien amount was satisfied with a check from the closing company.
- Terry C. asked about the flat rate for the atty to cover the cost of adding/removing liens and other expenses. Terri D. suggested that a flat rate of \$500 be paid on each lien to cover the costs to clear the lien. HOA Board voted and approved the \$500 fee.

No Old Business -

New Business -

- Arden Hagele asked about adding clothes lines and Terry C. mentioned that in order to change any of the CCR that 75% of the homeowners would have to approve.
- Tom mentioned several violations had been grandfathered in by previous administrations.
- Terri D. proposed that violations should be followed up with a complaint form stating the address and the nature of the violation, investigated, and a letter sent to the homeowner from the board, with the respective CCR from that particular section.

Meeting was adjourned at 8:30 p.m. by Terry Campbell

Feb 17th 2022

Next meeting is scheduled Thursday, April 14th 2022 via Zoom
Rescheduled to May 12th due to tornado