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HOA Meeting Minutes – May 12<sup>th</sup> 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, vice president.

Committee chairpersons present were Tom Neukam-deeds, Jackie Smith-grounds & Gail Yates-communications

Member @ Large present – Carl Jones

Minutes of Feb 17<sup>th</sup> 2022 meeting presented and approved.

Minutes of “Special” online meeting for paying in advance for the Annual Landscaping Contract with Greenway were approved and filed.

**Committee Reports:**

Grounds Committee – Items mentioned by Jackie Smith

- Holding off on filling center fountain due to cleaning
- Keeping begonias in the front landscaping because they are hearty and colorful
- Jackie will be working with Greenway Landscaping on the island issues including the island on Black Powder Ln. in front of Carl Jones’ property. Leaves were packed down beneath the grass and bare spots needed attention
- Terry Campbell and Jackie Smith would evaluate all the islands and discuss irrigation for them
- Tom Neukam asked about planting wildflowers in islands because they would thrive from the rains
- Carl Jones asked if a meter could be considered for the island in front of his property like the one in the other island at Black Powder Ln/Cedar Creek Rd.
- First Response pressure washed the front entrance sign
- Jackie mentioned she was waiting on a quote for replacement landscaping lights for the front entrance
- The Board voted on and approved up to an \$800 charge for repairing and painting the black wooden fence at the front entrance

- Jackie stated that she would begin in Sept 2022 to get new bids for landscaping companies for the 2023 season

#### (Grounds Continued)

- Jackie discussed excessive commercial signs at the corner of Cedar Creek Rd/Long Rifle Ln, since signs are not permitted as per the Adams Run CC&R, and asked about the procedure to have them removed
- Tom stated he would contact the advertiser and asked for them to be picked up

#### Treasurer's Report – Terri Davenport

- Terri discussed the April financial report
- Terry Campbell mentioned that when a property is foreclosed on, the atty fees will be added to the homeowner's amount owed.

#### Communications Report – Gail Yates

- Gail Yates explained the yard sale signs and banners would be put up on Thursday before the event on Saturday, and the flier advertising the event was posted in the AR Facebook group page and the Nextdoor.com website, as well as a few yard sale groups
- Having a food truck available during the yard sale was discussed and was decided against due to the traffic and lack of board members being available to sponsor it, as well as lack of time to verify vendor permits and insurance

#### Deeds Report – Tom Neukam

- Tom mentioned that a homeowner had asked if having chickens was permitted and request was denied due to "No livestock allowed" as per CC&R
- Several requests for fence replacement were submitted due to the April tornado
- Terri Davenport asked about the construction work on a pool at Adams Run Rd/Hunting Ground Ct and a trampoline being used instead of proper fencing to prevent anyone from entering the yard. Tom Neukam stated he would contact the homeowner and pool company and request a temporary fence be placed around the opening to the yard.

#### New Business:

- Jackie Smith inquired about the HOA website not being a secure site, and Gail Yates explained that when the new website was set up and paid for a 5 year period, the site security wasn't added due to keeping the costs down.
- Tom Neukam mentioned he could sell site security at a low cost upon request

Meeting was adjourned by Terry Campbell at 8:15 p.m.

Next meeting scheduled for Thursday June 16<sup>th</sup> 2022 @ 7 p.m. via Zoom