



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

HOA Meeting Minutes – January 18, 2024 Via Zoom

List of Board Members Present:

- President – Jacqueline Smith
- VP – Terry Campbell
- Treasurer - Tom Neukam
- Secretary – Gail Yates
- Deeds Chair - Terri Davenport
- Grounds Chair – Jeff Carden
- Communications Chair - Gail Yates
- Member @ Large - LaRhanda Trammell, Debbie Metcalfe & Kellie Capo

Meeting called to order by Jacqueline Smith @ 7:05 pm.

Minutes from annual meeting Oct 29th 2023 were presented and approved.

Committee Reports:

Treasurer - Finance: Tom Neukam

- Explained Financial Statement for December 2023
- Bank balance Oct 1st beginning of Fiscal Year was \$63,147.51
- Dec Financial Statement attached for viewing
- Jackie inquired as to invoices received and Tom responded Tree Service Invoice & Holiday Lighting
- Debbie Metcalfe asked about the budget for \$2000 holiday lights and if we had purchased the Xmas lights and where they were stored.
- Jeff Carden explained the process and they were being stored at the landscaper's facility.
(Report Approved by board)

Grounds Committee: Jeff Carden

- Jeff stated he would be wrapping up with the holiday lighting company and inquire about the decorations being purchased or rented/stored.

- Jackie stated that she wasn't aware that the holiday items were being purchased because many items were property of Adams Run.
- Terri Davenport mentioned that if they were being stored by the lighting company that they may want to charge a storage fee.
- Jeff Carden mentioned that we would be continuing with Greenway Landscaping for 2024 year and he would be taking over once past items were finalized from 2023 (Grounds Report approved by the board and seconded)

Deeds: Terri Davenport

- Terri mentioned she had received an improvement form for adding a shed on Long Rifle Ct
- Also received a request for a room addition on Adams Run Rd
The requests needed more information and the approval will be decided once their information is received.
- Terri mentioned that some improvements had been done at 8308 Adams Run Rd without approval form being submitted and will follow up.
- Jeff inquired about any repercussions about unapproved updates once they were already done. Terri stated that a request form was needed after the fact.
- Jeff asked about crumbling sidewalks and if he should call Metro 311 or contact the homeowner themselves.
- Terri added that sending the property owners a letter and contacting Metro 311 were options due to the fact that Metro 311 would have the sidewalk repaired.
- Tom mentioned that removing bad comments on the FB group page may deter negativity of homeowner updates and approval forms. (Deeds report approved by board and seconded)

Communications Report: Gail Yates

- Gail explained that the tentative meeting dates were set for 2024 and could be changed if necessary.
- She explained she had reached out to Todd Preher at Republic Services about the bulk pick up schedule and he had not responded yet. Without the dates, the annual yard sale cannot be scheduled.
- Kellie mentioned she was in the process of contacting food trucks and brainstorming monthly events for the homeowners.

(Report approved by the board)

New Business:

- Kellie asked about snow removal and Jackie explained that it wasn't available but mentioned that all 4 intersections did get treated with rock salt when needed.
- Tom explained that the dues would have to be increased for each homeowner in order to cover the cost of the entire subdivision to be graded/plowed.
- Jackie mentioned that Jeff had reached out to the Teamsters Electric Union on Beulah Church Rd for hall rental for in person meetings.
- Jeff suggested having meetings at his home for March 21st and he would host the meeting since there were only a few members to attend.

Motion to adjourn by Tom Neukam.

- Jackie thanked everyone for attending and participating and the meeting was adjourned at 7:55 p.m.
- Next meeting scheduled for March 21st 2024...

Dec 2023 Financial statement below.

| | | | | | Actual Amount as of Sept 30, 2023 | 2024 Budget | 2023 Budget |
|---|---------------------------------|--|--|--|---|-----------------|----------------|
| Bank Balance October 1, Beginning of Year | | | | | 63,147.51 | 75,360.40 | 63,147.00 |
| Revenue: | | | | | | | |
| | Dues Receipts | | | | 64,924.18 | 63,700.00 | 63,700.00 |
| | Bank Interest | | | | 390.15 | 150.00 | 25.00 |
| | Insurance reimbursement | | | | | | 0.00 |
| | Total Income | | | | 65,314.33 | 63,850.00 | 63,725.00 |
| Expenses: | | | | | | | |
| | Utilities | | | | 26,477.02 | 27,000.00 | 23,000.00 |
| | Maintenance: | | | | | | |
| | Contract Grounds Maint | | | | 19,972.38 | 21,000.00 | 21,000.00 |
| | Miscellaneous Maintenance | | | | 1,093.56 | 2,000.00 | 2,000.00 |
| | Island Renovation | | | | 0.00 | 3,000.00 | 5,000.00 |
| | Fountain Maintenance | | | | 0.00 | 3,000.00 | 3,000.00 |
| | Repair Brick pillar at entrance | | | | | | 0.00 |
| | Total Maintenance | | | | 21,065.94 | 29,000.00 | 31,000 |
| | Improvements | | | | 0.00 | 0.00 | |
| | Insurance | | | | 1,284.16 | 1,400.00 | 1,163.71 |
| | Legal Fees | | | | 340.74 | 1,000.00 | 1,500.00 |
| | Accounting | | | | 3,000.00 | 3,000.00 | 3,000.00 |
| | Office Supplies & PO Box Rental | | | | 911.58 | 750.00 | 475.00 |
| | Website Domain and Hosting | | | | 0.00 | 0.00 | 0.00 |
| | Expenses on Properties | | | | 0.00 | 0.00 | 24.00 |
| | Christmas | | | | 0.00 | 2,000.00 | 2,000.00 |
| | Other (Miscellaneous) | | | | 22.00 | 22.00 | 15.00 |
| | Property Tax | | | | 0.00 | 0.00 | 0.00 |
| | Total Expenses | | | | 53,101.44 | 64,172.00 | 62,178 |
| Net Income for Period | | | | | 12,212.89 | (322.00) | 1,547 |
| Bank Balance End of Period | | | | | 75,360.40 | 75,038.40 | 64,694.29 |