

The Adam Ridge Rowhomes Owner Association, Inc.
Board Meeting Minutes
Monday, August 1, 2022
City of Johnston Public Library –Archive Meeting Room

ATTENDANCE

Megan Shepherd-President
Michelle Johnson-Vice President
Brenda Burditt-Secretary
Jane Shipman-Community Association Director

CALL TO ORDER:

The meeting was called to order at 5:37 p.m. by President Shepherd.
Board of Directors meeting was rescheduled from August 8th to August 1st due to Board conflict.

READING OF MINUTES:

A motion to approve the June 13, 2022 minutes was made by Michelle Johnson. A second motion was made by Brenda Burditt. All in favor- yes. The minutes were approved.

HOMEOWNERS CONCERNS:

- Unit 6158 trash/recycle bin issue has been resolved.
- Homeowners are leaving trash/debris on their patios and walkways
- Homeowners need to keep their trash/recycling containers stored in their garages
- Homeowners leaving dog waste on the walkways
- Homeowners still parking in visitor parking areas

FINANCIAL REPORT:

A motion to approve the financial report was made by Michelle Johnson. A second motion was made by Brenda Burditt. All in favor- yes. The financial report was approved.

- a. The financial report was read through and discussed.
- b. The outstanding dryer vent assessments are acquiring late fees.

MANAGER'S REPORT:

- Parking area to be painted on August 8, 2022. AMS will send reminder email to all homeowners regarding the "no parking" in the guest spots on August 4, 2022
- Weed control in rock areas completed. Will continue every two weeks.
- Bushes have been planted on the rock area on the south side of each row of units.
- Grass areas will be seed aerated in the fall. This will include area around the homeowners common area, the south and west side of pond area. The area on the north of the pond will be left alone due to the weeds coming from the adjacent lot to the north.

UNFINISHED BUSINESS:

- The draft of the new rules have been filed. A copy of the rules will be sent to the homeowners at a future date.
- Pond maintenance will be provided by the Adam Ridge Rowhomes Association, however it falls under a Master Associations which is Adam Ridge Rowhomes Association responsibility.

NEW BUSINESS:

- a. Community Garage Sale was discussed and it was decided not to go any further with plans for garage sale.
- b. Fall cookout was briefly discussed and will be mentioned to homeowners at Annual meeting to see if the community would like to hold this event.
- c. Annual Meeting is scheduled for September 19, 2022 at the Johnston Library.
Notification of the annual meeting will be sent out via USPS to all homeowners.
The annual meeting is a mandatory annual business meeting for all association homeowners.
There will be 2 positions open for Board of Directors.
- d. Management has been asked to look into irrigation schedule, check on dead bushes, trimming of tree suckers and tree with dead top, storm drain lid ajar

ADJOURNMENT:

Next meeting: 2022 Annual Meeting is scheduled from 6:00 to 7:00 p.m., on September 19, 2022, at the Johnston Library.

A motion was made to adjourn the meeting, by Michelle Johnson. A second motion was made by Brenda Burditt. All in favor- yes. The meeting was adjourned at 6:18 p.m.

Submitted by Brenda Burditt, Secretary