

**Adam Ridge Rowhomes Owner Association, Inc.**  
2023 Annual Members Meeting  
September 18, 2023  
City of Johnston Public Library

**Board of Directors Present:** Megan Shepherd-President; Michelle Johnson-Vice President; Prajith Kakkunnath-Treasurer; Brenda Burditt-Secretary

**Homeowners Present:** 6101-6105-6106-6110-6118-6124-6129-6132-6141-6147-6150-6154-6162-6141-6168-6172

**Proxies on file:**6104-6107-6111-6114-6120-6121-6125-6133-6142-6151-6155-6159-6163-6176-6180-6184  
**Management:** Jane Shipman-AMS

**CALL TO ORDER:**

The meeting was called to order at 6:00 p.m. by President Shepherd

- President Megan Shepherd Introduced Board of Directors to homeowner attendees.
- Homeowners introduced themselves.
- The Board introduced Jane Shipman as the management company's representative for The Adam Ridge Rowhomes Association, Inc.
- President Megan Shepherd verified that a quorum was achieved by mail in proxy and by homeowner attendance.

**READING OF MINUTES:**

Brenda Burditt, Secretary, read the 2022 Annual Minutes from the October 17, 2022 meeting.

A motion to approve the 2022 Annual meeting minutes was made by Michelle Johnson. A second motion was made by Ryan Riddick. All in favor- yes. The minutes were approved.

**COMMITTEE REPORTS:**

Prajith Kakkunnath, Treasurer, reviewed the current financial statement, which were also provided to the members.

Megan Shepherd, President, provided members an update on items that the board has approved.

- JK Services –contract signed for lawn care and snow removal
- Roof lowa performed maintenance on roofs replacing pipe collars and shingle maintenance
- Property Insurance has a \$500.00 monthly increase.
- Parking reminder- parking is for visitors only, **not homeowner's personal use.**
- Garages are to be used for vehicle parking, not living quarters per Covenants.
- Use of fire pits and smokers are not allowed on the patios or on the premises per association rules and City of Johnston Code.
- Reminder to homeowners that their pet should be leashed at all times. Animals running loose are a violation of City of Johnston Code.
- Please pick up after your pet. Be considerate of your neighbors.

**ELECTION:**

President Shepherd opened the floor for Board of Director nominations for positions currently open.

Brenda Burditt was ballot nominated. No further nominations were brought forth from the floor. Michelle Johnson made motion to accept nomination, Prajith Kakkunnath seconded motion.

Nominations were closed and homeowners unanimously voted verbally to elect Brenda Burditt as a Director.

**NEW BUSINESS:**

- Homeowner from 6110, brought up that the homeowners do not like the snow removal equipment stored in the guest parking spots on Manchester Lane. If it necessary to have this equipment stored for snow removal, it was suggested that another street take their turn at having this equipment stored in their quest parking. It was suggested to use Sheffield Lanes extra parking for the equipment.
- 6118-would like the area in front of patio section to have a rock landscape area like the rest of the development to prevent lawn care service from damaging patio fence with equipment.
- 6162-Addressed the board regarding his attempts to contact the Association Management Company regarding his pet damage to the property in the front of his residence. He believes he does not have the ability to voice his concerns regarding the dispute he has about the repair of the damages and fine he received. Homeowner claimed he was upset that he received a fine.  
AMS did a walk thru of the property noting maintenance and damages to property. AMS spoke with homeowner at 6162 regarding the dog damages and dog feces at unit. Homeowners started to verbally intimidate management as management left. Homeowners approached President Shephard while management was on property.  
AMS told President Shephard that he received a letter and no fine was given. Homeowner at 6162 did not want to take responsibility for his actions for himself or his pet during conversation at meeting.
- 6132- Homeowner wanted to make other homeowners aware of an ant issue. This seems to be an isolated issue.

**ADJOURNMENT:**

President Megan Shepherd asked for a motion to adjourn. Michelle Johnson made motion to adjourn, Sandra Kirchoff second the motion.

The meeting was adjourned at 7:17p.m.

Submitted by Brenda Burditt, Secretary