

Adam's Run Home Owners Association
March 2nd Regular Meeting Minutes
Local 783 Union Hall
7711 Beulah Church Rd.
Louisville, Ky. 40228

The regular board meeting of the Board of ARHOA was called to order by Pres. Fred Bolinger at 7pm. Executive Board members Eric Hampton (VP), Eric Whitfield (Treas), and Jeff Sweet (Sec) were present.

Attendance was taken 21 out of 30 board members were present (70% in attendance)

Motion to approve February 2nd meeting minutes. Seconded. Passed

Committee Reports

Finance Committee report: Ashley Watkins

*Our current balance is \$22,868. Still have 58 residents who have not paid their dues. That's 82% collected. Next step will be lien letters sent out by certified mail in mid March.

*Proposal: Non-Binding request for the 1 board member who has not paid their HOA dues to step down from the board. Seconded, Passed

Grounds Committee report: Toni Childress

*A new flag was bought to replace the tattered one at the front of the subdivision.

*MSD delayed response resulted in our application being denied due to their deadline, we will resubmit again in the fall. Flower shower; free flower requests in May.

*Light Pole will be replaced the first week of March by LG&E

*Easter Egg Hunt info is now on the website.

*Vandalism: vandalism, loitering and teenage inappropriate behavior will not be tolerated. The new neighborhood watch is looking into objectives and goals.

Deed Restriction Committee report: Nancy Nesel

*Surveys have been completed.

*2 requests for lot improvements were returned for insufficient information.

*Commercial Vehicle Proposal: Tabled until next meeting.

*Gave brief rundown of # of and kind of violations, the list will be held in the deeds committee and will be treated with extreme confidentiality.

*Said issues that were previously documented as being approved by the developer will NOT be pursued.

*Proposal: The length of grass or sod lawns in front or side lawns should not exceed 5 inches in height as defined by Grounds Comm for length of grass on all areas under contract for mowing. Seconded. Passed

Legal and Insurance Committee report: Toni Childress

*Down to one member and always looking for volunteers.

*See pg 3 for full report from attorney meeting

Communication Committee report: Roger Keranen

*Proposal to have registrations to our website must include the owner's street address. Roger looking into all alternatives.

*Committee chairs to discuss moving monthly meetings up so as to distribute agenda with the newsletter.

HOA Mission statement Proposed: To maximize the property values over time and to provide efficient and effective administration of the HOA assets. Seconded. Passed

Neighborhood watch: Beth Gnadinger will give the Sec an updated list of volunteers, they will be meeting soon to get started.

New Business:

*Signs showing “This is a Deed Restricted Community” being looked into for next meeting.

*Legal Committee will look into board members voting on bids that involve them.

*Grounds Committee: Look into “Drought tolerant” grass seed. Also a work day . And volunteers to water the islands.

*Request surrounding developers to NOT use our subdivision as a cut through. Maybe call Robin Engal for advice.

Motion to adjourn meeting at 8:33pm. Seconded. Passed.

Jeff Sweet (secretary) _____

Eric Hampton (President) _____

The meeting occurred between Fred Bolinger and Gordon Rose on Feb. 20, 2006

The following is information I gathered at a meeting with Gordon Rose, our attorney, late last week. Gordon requested the meeting to discuss deed restriction enforcement. During the meeting I asked him about filing liens for non dues payment. Toni Childress, the chair of the Legal Committee, could not attend.

Deed restriction violations:

Gordon feels we have an excellent chance to prevail in court should a homeowner not comply with our enforcement of the deed restrictions, even if the violation has been in place for some time. He also said, however, nothing is certain until a judge rules on the case/s. He suggests we begin the process by sending a letter to a homeowner indicating the violation, corrective action necessary, and give 90 days to come within compliance or arrange an agreeable solution. If an agreeable solution can be found, have the homeowner sign an agreement. (Example: Homeowner can't move fence within 90 days but offers to within 120 days. Have homeowner sign formal agreement to move the fence within 120 days. This would be very easy to enforce in court if homeowner does not comply) If homeowner does not comply, then he advises that he send a letter demanding compliance within 30 days. If homeowner still does not comply or arrange an agreeable solution, file suit in circuit court.

If we must file suit, he advises filing one case against all homeowners who have the same violation. This would reduce our legal fees. (Example: We file one lawsuit naming 12 homeowners who all have fences that violate the restrictions.)

He felt strongly that we must enforce the restrictions as soon as practical, even though the developer did not. He said if we ignore violations, especially new violations, we run the risk of giving violators a defense by claiming it was accepted by the HOA.

Liens:

Gordon will allow the HOA do some leg work to reduce his fees for filing liens - ensure homeowner's correct name, PVA listing info, deed info, etc. If we do legwork, the HOA would have to sign an agreement releasing he and his firm from any malpractice lawsuit if we make an error in the information we provide.

Commercial vehicles:

Commercial vehicles must be clearly defined by the HOA and are easily enforceable. We can define as we choose and may allow police, fire, etc., to remain.