

Adam's Run Homeowners Association

April 6, 2006 Regular Board Meeting Minutes

Local 783

7711 Beulah Church Road

Louisville, Kentucky 40228

The regular board meeting of the Board of Directors of the Adams Run Homeowners Association was called to order by President Eric Hampton at 7:12 p.m. Executive Board Members Eric Hampton {President} & Jeff Sweet {Secretary} were present. Vice President {vacant} and Eric Whitfield {Treasurer} was not present.

Attendance was taken 14 out of the 24 board members were present. (58% in attendance)

Lisa Franklin-Gray from the Department of Neighborhoods was present. She introduced herself and told us what her department does and how they may be able to help us. She also referred us to Legal Aid.

Motion to approve March 2nds meetings, seconded, passed.

Nominations were accepted for Vice President, Beth Gnadinger nominated Jeff Hudson, who withdrew the nomination due to other HOA obligations. No other nominees were named. Position remains vacant.

Committee Chairs were appointed to the committee to which previous chairs resigned.
Jeff Hudson was named Chair of Deed Restriction Committee
Beth Gnadinger was named Chair of the Finance Committee
Gaston Varela was named Chair to the Grounds Committee
Legal & Finance was temporarily left vacant

Committee Reports

Deed Restriction Report: Jeff Hudson

- Of the 138 violations – 80 were resolved. 58 remain.
The 58 remaining encompass, 25 – Basketball goals, 13 fence violations, 11 parking campers and commercial vehicles, 8 signs and 1 recreational vehicle.
- 7 previously thought shed violations are now found to be in compliance
- Documentation from Gordon Rose clarifies the fence variance of 0-5'
- The requirement of 2 trees of 3" or wider was determined to be an oversight of the Deeds committee during deeds assessments.

Motion to approve the 27 letters of compliance upon reevaluation of violations concerning sheds and variances in fences of odd angle lots (corner lots) made by the Deed Restriction Committee {Jeff Hudson}, seconded, passed.

Finance Committee Report: Beth Gnadinger

- Account Balance is 18, 075.18
- \$150 as budgeted will be spent to have Tax Ladies Inc. Prepare and file taxes.
- 23 outstanding A/R Homeowners Dues
- Final Notices will be sent via certified mail to remaining homes, the cost of the certified mail and return receipt will be billed to the delinquent account in accordance with the Deed Restrictions.

Communications Committee Report: Beth Gnadinger

- Individuals must now register to post to the discussion forum and their e-mail account must be verified. In order to register their e-mail addresses are verified through an automated system (an email is sent to the registered email and the person must open the email and click on it to activate their account) to try and stifle any derogatory or slanderous content.

Grounds Committee Report: Eric Hampton (in absence of Gaston Varela)

- The grass has been cut once, everything has been sprayed and mulched.
- Fountains should be in working order as soon as Evergreen Irrigation opens the lines and the pump(s) are fixed and reinstalled.

Motion made to have a Neighborhood Clean-Up Day May 20th (rain out day- May 21), seconded, passed.

OLD BUSINESS

Motion was made to purchase and install sign at front of the entrance for \$30 at Crown Trophy. Deed Restricted Community: No Soliciting, seconded, passed.

Motion to define a commercial vehicle as the following:, seconded, passed:

A commercial vehicle is defined as: A vehicle having any of the following characteristics:

- Panel boxes for storage of tools and/or equipment used for commercial purposes
- Ladder racks
- Bucked lift
- More than one rear axel
- Greater than 10,001 pounds gross vehicle weight

NEW BUSINESS

Motion was made and then withdrawn by Roger Keranen concerning amending the current Deed of Restrictions: (proposal attached).

Roger asked that a committee (Amendment Committee be formed to investigate these types of matters). Committee was formed and Roger Kereanen was named Chair.

The board asked volunteers who wished to join the board to see Jeff Sweet to become part of the board. {The following members contacted Jeff Sweet to join either that night

or by email shortly thereafter: Sue Springmier, Joe Mudd, Richard Reardon, Ken & Patty Ashby, Phil Lucas & Debra Althaus}

Motion to adjourn meeting at 8:45. Seconded. Passed.

Jeff Sweet (Secretary) _____
Eric Hampton (President) _____