

Adam's Run Homeowners Association

Board Meeting Minutes
Local 783
7711 Beulah Church Road
Louisville, KY 40228
January 10, 2008

The regular Board meeting was called to order by President Roger Keranen at 7:04 PM.

Executive Board Members Roger Keranen (President) and Eric Hampton (Vice President) were present. Beth Gnadinger (Secretary-Treasurer) was not present.

Attendance was taken. Six of the eight Board members, Roger Keranen (President), Eric Hampton (Vice President), Peggy Keranen, David Burton, Gaston Varela, and Jerry Miller were present. Beth Gnadinger (Secretary) and Errin Gnadinger were absent.

Reports of Standing Committees

Finance: Roger Keranen in the absence of Beth Gnadinger

- Actual Balance 26,595.18
- Balance per the end of December 28,313.86
- All accounts with outstanding balances have been mailed out as of yesterday. There are 107 outstanding accounts. 10 of those already have liens so no notice was sent. They received notice of recurring lien from Gordon when the lien was filed so 97 notices went out. Any account not paid by the due date February 10, 2008 will incur interest and collection costs per the CC&R's. In the past residents paying late have sent in their \$100 well after receiving the certified notice and accruing interest and collection charges. Those charges are accrued through the next year when not paid and they continue to accrue interest. Those fees will not be waived. Any letter demanding that they be waived will not be honored. Those collection costs cost the entire subdivision if they are waived and the entire subdivision should not have to pay for certain residents' tardiness in payment. Any outstanding accounts as of March 10, 2008 will be sent to Gordon for lien filing.
- Taxes must be filed by March 15th for homeowners associations. Due to an increase and mix up of social security #'s, addresses, etc by last years tax preparer a new tax preparer will be selected by the Finance Committee. It will be within budget. If possible Beth Gnadinger & Phyllis Faul will see if they can prepare them through the use of Turbo Tax at a significant savings.
- Those present were informed that the Board can pursue non-payment of dues beyond putting liens on property including foreclosure.

Grounds: Gaston Varela

- The new Industrial Disposal (ID) contract takes effect on February 2, 2008 with a 3% increase in fees. This is a two year neighborhood wide contract dependent on the number of homes using their service.
- New signs were placed at the three entrances to the subdivision from Cedar Creek Road (Black Powder Lane, and both Long Rifle Lane locations).
- New street signs have been ordered and will be available in mid-February for two separate intersections. Adam's Run Road / Hunting Ground Court are rusted and in need of replacement. Fox Chase Place / Adam's Run Road, the sign is missing.
- Landscaping on the center island in the Adam's Run Road / Hunting Ground Court intersection was removed to increase visibility to avoid accidents.
- All three fountains will be power washed, sealed and painted as soon as a company can be hired to do the work. The first bids were about \$800 for pressure washing alone. Bids are still being sought for work to begin in the spring.
- Drain holes drilled in the bases and plugs installed, so that water will not build up in the winter months after they have been winterized.
- The light at the front entrance was repaired, so the flag is once again illuminated.
- Professional Touch needed information on the new contract for the upcoming mowing season. Roger Keranen noted that the present landscaping has been reasonably priced with good service. They have done everything that has been asked of them. **Motion to continue using Professional Touch Lawn Service, seconded and passed.**
- Eric Hampton stated that the center fountain needs to be balanced, re-grouted, and sealed on the inside as well. Painting the inside will extend the life of the fountains and help seal it from leaks.
- Eric is going to check on prices to replace the center fountain in case of damage during the restoration. Due to the age of the concrete involved, it is possible that the heavier pieces will break or be damaged during the work.
- One neighbor offered assistance with a RFQ (Request for Quotation) process that the HOA can use for larger projects. Currently there is no process except Board approval. The fountain project could get into multiple contractors and / or subcontractors. The Board wants to ensure that the work is done to satisfaction, on time, and under budget.
- Roger asked that a request be placed on the website for a suitable RFQ. Perhaps we have someone in a business that uses these frequently and has a template that would be suitable for HOA use.
- Roger also mentioned as an addendum to the Grounds report; the possible faulty water meter was pulled by Louisville Water CO. and is being tested. Their representative (Tammy) will give the results to Roger as soon as they are available. If the meter is faulty, we will be getting a refund for the unusually high water bills.

Documents & Deeds: David Burton, Peggy Keranen

- There was a homeowner that had requested a fence in 2006 that had not heard back with a result. He stated that he had also sent in a request last year and also had not received a response. The original request was found and was already approved, so Peggy delivered a letter of approval to the homeowner.
- LMPD District 7 will be notified and asked to help us enforce parking violations.

- The annual assessments will be done this spring. It will be posted on the website before the yet to be scheduled date. One resident (Laura Burkhead) volunteered to help the Document & Deeds committee. Jerry has the spreadsheets used in 2007 and will get Peggy a copy.

Communications / Web: Jerry Miller

- Roger started by thanking Jerry for his hard work on the newly designed website.
- The main website adamsrunhoa.org was redesigned with all new pages. It now fits on a monitor even at the lower resolution of 800x600. Please let me know if you find any issues.
- The next newsletter is tentatively scheduled to be distributed around March 1, 2008. I will need all committee articles by late February. This will be the first electronic only version of the newsletter to be mass e-mailed via the discussion forum. Announcements for both the neighborhood yard sale and clean-up day can be included if we can decide on dates.
- There was discussion of the CC&Rs, their differences, and the reasons why they are different. Many builders over several years and separate agreements were used with each section.
- Roger stated there is a binder to hold hard copies of the broadcast e-mails from the website. The Communications Chair (Jerry Miller) will be responsible for saving a hard copy in the binder whenever a new message is sent. This binder will be available at all Board meetings for anyone to inspect. This is primarily for those that do not have access to e-mail or have not registered on the forum. A few copies will be available for those that may want one.

Motion to approve meeting minutes from November 8th, seconded and passed.

New Business

- Jerry observed that the flag at the front of the subdivision is tattered and needs to be replaced. Gaston will call Ken Ashby to determine if a second flag was purchased last year when this one was put into service. He will buy two flags if a purchase is necessary. We have a neighbor that will take the torn flag to a VFW for proper disposal. Gaston will contact him.
- Gaston submitted a proposal to Operation Brightside for a \$1500 grant to be used on the spring neighborhood day. A date will be determined before or at the next meeting in March.
- Eric will check on the price of trimming and shaping the large pine trees at the front entrance. It has been a long time and they are in need of some attention. This is to be approved after a quote has been determined since this money has not been budgeted as of yet.

Next Board meeting date was announced:

- March 13, 2008

Meeting adjourned at 7:52 PM

Acting Secretary: Jerry Miller _____

Secretary: Beth Gnadinger _____

President: Roger Keranen _____