

ADAM'S RUN HOMEOWNERS ASSOCIATION

Board Meeting Minutes
Local 783
7711 Beulah Church Road
Louisville, KY 40228
January 15, 2009

The regular meeting was called to order by President Beth Gnadinger at 7:05 p.m.

Executive Board Members President Beth Bgnadinger, Vice President Patty Ashby and Secretary/Treasurer Phyllis Faul were present.

Attendance was taken. All nine Board members were present: Beth Bgnadinger, Patty Ashby, Phyllis Faul, Ken Ashby, Kim Ernst, John DeFazio., Gaston Varela, and Terry Kopple. Beth Gnadinger had a proxy vote for Debra Althaus.

A motion was made to approve Organizational Minutes dated 10/9/08. Seconded. Passed.

A motion was made to approve November 13th Minutes. Seconded. Passed.

Residents from Adams Run Court discussed the traffic problems that occurred because of the Christmas display on the Court. Former Highview Fire Chief Ted Drury said the presence of a police officer for two evenings kept the traffic moving and allowed residents to have access to and from their homes. The evenings prior to having the officer, and the evenings afterward resulted in total chaos again. The safety of children darting between the cars visiting the display was also a top concern for the Court residents.

Reports of Standing Committees:

Finance: Phyllis Faul

* The checking account as of today is \$33,579.52

*319 homeowners have paid their dues and one has set up a payment schedule. There are 44 residents that have not paid. Of these, 13 already have liens placed on them. There were 48 certified letters mailed advising these residents that if checks were not received by 11/17 liens would be filed

*It costs \$125 to file each lien. This amount, plus interest and mailing costs will be recovered at the time the home is either sold or refinanced.

*The proposed 2009 budget was discussed by the Board. It was noted that additional monies would need to be added to cover the cost if all liens were filed.

A motion was made to approve the 2009 budget and to add an additional \$1000 to Finance for the filing of liens. Seconded. Unanimous vote. Motion passed.

A motion was made to approve filing liens on all unpaid homeowner dues. Seconded. Unanimous vote. Motion passed.

Grounds - Ken Ashby

*Christmas decorations were put up at the front entrance before Thanksgiving. There was no trouble with vandalism. They were taken down after New Years and are being stored at the Ashby home.

*The Grounds Committee has been working on a RFP for a new lawn contract. Bids will be going out within the next two weeks.

*Went downtown and researched information on Lot 368. This is a Woodland Protected Area and is to be preserved in a natural state. It runs along Cedar Creek which has a 100 foot Wetland Protected area around it. It is not a buildable lot.

Communication Report - Patty Ashby

*The flag at the front entrance was replaced on January 9th because it was worn and frayed.

*In the process of getting quotes on snow removal. One quote received said it is according to how many inches are on the ground as to the cost. A quote was also received on putting salt down rather than plowing. More quotes are expected in. These quotes are for informational purposes only at this time.

Documents and Deeds - Debra Althaus

*There were 12 violations reported on habitual street parking. Letters were sent to the homeowners. A follow-up review is scheduled for January. A second new violation in another area was resolved voluntarily.

*A complaint was filed on failure to maintain a lawn. Four ARHOA-Board members and one ARHOA resident non-board member checked the lawn. No action necessary at this time. The lawn will be re-examined in late March/early April for possible violation.

*Two requests for property improvements were approved.

*Requests were received from residents on Adams Run Rd. and Adams Run Court on seasonal traffic/street parking congestion during Christmas display. After consultations with LMPD and an on-line vote by ARHOA Board of /Directors, an officer was hired to monitor traffic. A LMPD officer was hired for traffic control on Dec. 19th and Dec. 20th from 6:00 - 10:00p.m. at \$20 per hour, total \$160. Official traffic count for Dec. 19th was 547 cars between 7-9:30p.m. The traffic flow issues reappeared on Dec. 21st without the officer on duty. The officer noted that the hours of supervision could be shortened to 7:00p.m. - 9:00p.m.

*Although IPL does not require permits for Christmas displays, Mr. Randy Shuette has agreed to purchase a special events permit from IPL next Christmas. This permit includes several temporary "No Parking" and "No Stopping" signs. Documents and Deeds will continue to examine other ideas to enhance this well-known display as an asset to our

subdivision.

Old Business

Motion to approve electric, water and lawn care statements until 2009 budget is approved. Seconded. Unanimous vote. Motion passed.

Motion to approve Quicken Software for Treasurer. Seconded. Unanimous vote. Motion passed.

Motion to hire off duty LMPD officer for traffic control on Adams Run Ct. for four hours each on 12/19 and 12/20 at \$20.00 per hour, total of \$160.00. Seconded. Yes votes: Patty Ashby, Debra Althaus, John DeFazio, Phyllis Faul, Beth Gnadinger, Terry Kopple. No votes: Ken Ashby, Kim Ernst, Gaston Varela. Motion passed.

New Business

Future board meeting dates will be: March 26th, June 4th, August 6th and October 1st.

The yard sale date is scheduled for June 13th.

Meeting adjourned at 8:05p.m.

President: Beth Gnadinger _____

Secretary: Phyllis Faul _____