

Adam's Run Homeowners Association

July 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 7:06 p.m. Executive Board Members Eric Hampton {President}, Michele Carden {Vice President} and Beth Gnadinger {Secretary} were present. Eric Whitfield {Treasurer} was not in attendance.

Attendance was taken 17 out of the 30 board members were present. (57% in attendance)

Motion to approve June 1, 2006 meetings minutes, seconded, passed.

Committee Reports

Grounds Committee Report: Gaston Varela

- Gaston thanked Eric Hampton for fixing irrigation system and announced they are now working
- Announced that Integrated Service Solutions has mowed the basins
- Announced that magnetic bulleting boards have been specked out and will be purchased upon placement approval from Louisville Metro Planning & Design
- Announced that last Clean-Up Day was a success and another is being planned for August
- Grants are being applied for through Operation Brightside
- Tom Sheehan asks that homeowners near islands blow their trimmings towards their yards and not blow them towards the islands as this gives the impression they are unkept.

Finance Committee Report: Eric Whitfield Treasurer

- Account Balance is 20,139.84 as of 6/30/2006
- Corrected from last month that 7 residents have not paid any dues. Gordon has let us know what he needs to process the liens and we are in the process of providing it to him.

Deed Restriction Report: Jeff Hudson

- Discussion about ADT signs, Jeff Hudson recommended that we consult the attorney about whether or not there is a way to allow these signs.
- Discussed a habitual parking situation. He also advised that they had consulted LMPD and spoke with the resource officer for our area who advised that they do address this situation when it is reported to them. The deed restriction committee

- recommends that street parking be reported to LMPD and that the board follow that up with a letter to the resident advising them it has been reported to them.
- Since February survey non-compliant issues have come down from 139 to 33.
 - The 33 issues that remain (90 days past initial letter) are:
 - 17 basketball goals
 - 7 signs
 - 8 fences
 - 1 street parking
 - The deed restriction committee recommends that the above violations with the exception of the signage issues, which they will discuss with Gordon Rose, be sent a second letter from the attorney Gordon Rose.
 - One fence was presented for approval. Deed Restriction committee said that it fell within what is allowed in the deed restrictions. Eric Hampton signed the approval.
 - A second complaint on a boat. The deed restriction committee recommends sending a letter from the attorney to the boat owner and a habitual street parker who has not responded to first notice.
 - 2 new boat complaints were addressed and letters will be mailed to the residents.

Communications Committee Report: Beth Gnadinger

- The communications committee discussed the need for more volunteers to deliver newsletter. Eric Hampton reiterated that these come out about a week before the meeting and anyone who can help should let Beth Gnadinger know.

OLD BUSINESS

Eric Hampton announced that he had contacted the free legal services and Gordon Rose concerning last months vote interpreting the regulation about pets. He said that the free legal advised him they did not foresee a problem but advised every attorney has different opinions and seemed a little shaky. He, therefore, sought the advice of the board attorney Gordon Rose who advised that the board is well within their rights to interpret this.

NEW BUSINESS

Mr. Gallup spoke to the benefit of ADT signs and his recommendation of gathering signatures to change this restriction. Eric Hampton told him we will talk to the attorney and look into what can be done with this situation.

The board was asked to place an article in the next newsletter about what to do if solicitors come to homeowner's homes. The board agreed to place such article in next newsletter.

Points from an email from Roger Keranen, resident, were discussed.

1. Require notification from the Deeds Committee to the requester that a requested action has been addressed and what was done. *Eric said that if the requester provides a self addressed self-stamped envelope along with this request, the committee will be glad to follow up in that manner.*
2. Include Board decisions and "clarifications" in the newsletters so 100% of the owners have the information, including all past omissions. *Eric advised that the deed restriction committee would try to provide this type of material in a future article.*
3. Re-iteration that all Committee Chairs have to invite all Board Officers to their meetings. Officers can choose to attend or not. *Eric advised that this is the case, there may have been some oversight in the past. This is not an official policy but something the board is currently practicing although the officers are not part of the committees and are only there to observe not participate.*
4. Set expectations for "improved timeliness" on restriction enforcement. Should the Deeds Committee take actions sooner on known/reported violations and simply report to the Board on the actions taken between meetings? Should actions be summarized in the newsletter? *Eric explained the difficulty in this.*
5. Post the Complaint Process in the newsletter (with any changes that are addressed above). *Jeff Hudson advised that this had been placed in the FAQ's several months back but that it would be placed in a future newsletter.*

Motion to adjourn meeting at 8:17. Seconded. Passed.

Beth Gnadinger (Secretary) _____

Eric Hampton (President) _____