

**ADAMS' RUN HOMEOWNERS ASSOCIATION**

Board Meeting Minutes  
Local 783  
7711 Beulah Church Road  
Louisville, KY 40228  
June 5, 2009

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

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

Attendance was taken. All seven Board members were present: Patty Ashby, Gaston Varela, Phyllis Faul, Ken Ashby, Kim Ernst, Terry Kopple, and John DeFazio.

A motion was made to approve the March 26<sup>th</sup> Minutes. Seconded. Passed.

**Reports of Standing Committees:**

**Finance - Phyllis Faul**

- \* The checking account as of today is \$21,804.75. All deposits and bills are current.
- \* To-date we have collected \$41,850.06 and have a balance of \$6,373.39 now due. The amount due is an estimate as interest accrues monthly on the unpaid balance.
- \* There are 18 homeowners that have not paid their dues. Each of these have a lien against them.
- \*The home cannot be sold and transferred to another buyer until the lien has been paid. If the home goes into bankruptcy, once the bank gets the amount it is due, and there is a balance, we are paid. We have collected on three bankruptcies in the past six weeks.

**Grounds - Ken Ashby**

- \* Installed faucets for hoses on all three fountains to make it easier to fill and clean. Fountains were cleaned, pumps put back in and fountains turned back on before Derby.
- \* Backflows were installed on irrigation system by Steele Blade.
- \* Irrigation was opened by Steele Blade. There are some of the irrigation heads that are damaged and need to be replaced.
- \* Two new light fixtures were installed around the Adams Run sign.

- \* New landscaping was installed at the front center island by Steele Blade.
- \* Light bulb replaced on light fixture on brick wall. This did not fix the problem. It needs a new power pack.
- \* Branches were picked up and removed from the Beulah Church Road grass area by the Grounds Committee.
- \* The lawn company has started mowing and has mulched the islands.
- \* A tree was damaged on Adam's Run Road by a hit and run driver. No police report was filed. Our insurance does not cover landscaping.
- \* Four trees and two bushes need to be replaced within the neighborhood, along with some power seeding. The Grounds Committee is seeking telephone quotes on this project.

**Documents & Deeds Report - Terry Kopple**

- \* A complaint was filed against a homeowner on Black Powder concerning a trailer parked on the side of a driveway. A letter was sent and the issue was resolved.
- \* A request was received for a wood shed on Black Powder. This was approved with placement being within the rear corners of the house.
- \* A request was received and approved for an above ground pool on Adam's Run Rd., Section 1.
- \* A request was received and approved for an above ground pool and a porch roof over existing patio on Adam's Run Rd., Section 1.

**Communications Report - Patty Ashby**

- \* Drove through the neighborhood and made a list of the pot holes. Metro 311 was contacted and the pot holes were filled.
- \* News letters were mailed out in April.
- \* Snow removal poll was put on the web discussion board for information purposes only.
- \* Have talked with the insurance company about what is and is not covered by our current policy.

**OLD BUSINESS:**

The Grounds Committee issued a Request for Proposal to seven landscaping companies to do landscaping on the front entrance center island. There were two proposals received. After reviewing the proposals Steele Blades was chosen as the supplier based on the type of plants, amount of plants, and the design layout. In addition, they offered the lowest proposal. After a review of the proposals on May 1<sup>st</sup>, the board unanimously approved awarding a contract to Steele Blades in the amount of \$4,038.27.

**NEW BUSINESS:**

A motion was made to allow the Finance Committee to add \$1200 to the Grounds Committee budget for repairing the irrigation system. Seconded. Motion passed unanimously.

A motion was made to allow the Grounds Committee to spend up to \$1600 for the purchase of four trees and two bushes, plus power seeding in other areas in the neighborhood. After discussion it was agreed to table this motion to a future date.

A motion was made to approve \$1210 for the Grounds Committee hire a company to repair and/or replace necessary parts throughout the entire irrigation system. Seconded. Motion passed unanimously.

The next board meeting will be on August 6<sup>th</sup>.

The meeting adjourned at 7:50 p.m.

President: Patty Ashby \_\_\_\_\_

Secretary: Phyllis Faul \_\_\_\_\_