

Adam's Run Homeowners Association

June 1, 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 7:00 p.m. Executive Board Members Eric Hampton {President} , Eric Whitfield {Treasurer} and Beth Gnadinger {Acting Secretary} was present. Vice President {vacant}.

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

Motion to approve April 6th, 2006 meetings minutes, seconded, passed.

Eric Hampton announced that Jeff Sweet has resigned, as secretary due to work obligations and that without any further volunteers or objections Beth Gnadinger would continue the term as secretary. He asked that if anyone else decides they may want this position they should come forward and it will be discussed at that time.

Committee Reports

Finance Committee Report: Eric Whitfield Treasurer

- Account Balance is 19,680.56 as of 5/31/2006
- There are still 4 unpaid homeowners and 4 others that have submitted partial payments.
- Certified Notices were mailed on May 15th and anyone not paying within the 30 day window will be turned over to the attorney Gordon Rose for lien filings.

Discussion: Board members wanted to verify that this was not the homeowners 1st notice, it was verified they had received prior notice in the form of a invoice and letter. It was also discussed that some homeowners refused or would not sign for it and that as long as we sent them and have proof of sending we are still within our rights to proceed in collections.

Motion to keep \$25.00 in petty cash to be managed by a Finance Committee member to be used for postage, stationary and other small change expenses as they arise. Receipts for all money will be kept, seconded, passed.

Motion to allow up to \$550 to pay Gordon Rose in filing liens against anyone who has not paid their dues or made any payment arrangements by June 15th, (with a sidenote that the money should be recouped from the owner of such property), seconded, passed.

Bank Reconciliation's will now be included as part of the monthly minutes.

Grounds Committee Report: Gaston Varela

- Gaston began by introducing himself and explaining why he did not post to the discussion forum in the past and why he could not be present at the last meeting.
- The floor was given to Ken Ashby who explained the need for some electrical work at the entrance. He explained a bigger electrical box was needed to secure all the wiring. He also explained we need replace 2 light bulbs and put a light in a light pole at the front.
- Gaston explained why he has not posted to the discussion forum in the past:
 - First, he wanted to make sure that I had facts in order to offer a worthy and accurate representation of the HOA. Second, he wanted to make the following suggestion before posting any messages. He explained that he has, in fact, read every message pertaining to the grounds of our subdivision and ask that all individuals who post a perceived problem with the grounds to also volunteer a solution. Everyone's point of view will be valued and respected. He explained that no two people are alike. We all have different talents, personalities and convictions. He ask everyone to please be attentive and respectful when posting a message as well.
- Gaston then thanked everyone for all their work in Clean-Up Day and described all the things that were done: planting an evergreen and flowers, painting the front fencing and entrance and trimming branches away from it, cleaning drainage areas, removing debris etc.
- Gaston then explained why he believes that the basins should be mowed.
 1. Section 7.03 states that "The Association shall maintain, operate and keep in good repair, common areas, including without limitations, any open spaces, walkways, entranceway, streets, medians, sidewalks.....basins"
 2. Health and Safety Concerns-----Currently, there is an extensive development/construction taking place near Sections 6, 7 & 8 of Adam's Run. Several trees, brush, etc., have been removed from the development site. This site was once home to snakes, rodents and other harmful animals that are now finding their way to the retention/basin areas in Adam's Run. Several homeowners have expressed concern that his/her family, particularly children, may be put in harms way if these areas are not maintained. I personally agree. Most parents would not allow their children near these areas. However, for a moment, please reflect back to when you were a child. Were you always mindful of what your parent's asked of you?
 3. Most consider the current state of the basin areas to be a blemish to our subdivision. By maintaining these areas, homes will sustain or increase in value.
 4. "Other Factors"-----We (Adam's Run) shouldn't worry about what Syd Wright or the realtor stated at the time of closing. They probably would have said anything to get us in our homes at that time (basins or not). Adam's Run is its own entity. Therefore, we shouldn't be observant of how other subdivisions deal with their basins/retention areas.

Explanation of a quote received from Lawn Repair Inc. (another quote was asked for but was much more expensive so that quote was not even discussed) It was explained that this would be a worst case and if another quote was found to be less expensive that may be the solution:

Quote: 1,700 for initial cleaning and mowing of the basins. Then every 4, 5, or 6 weeks \$450 for mowing. Gaston made the following motion:

Motion to budget up to \$3050 to Ground Committee for maintenance and mowing of 3 basins:

Eric Hampton then proposed making an amendment to the existing motion to budget the initial \$1700 for the first cleaning and mowing while Eric Whitfield looks over the finances to see if the money is available to be budgeted in this area.

Motion to budget up to \$1700 for the first cleaning and maintenance of the 3 basins was made, seconded, passed.

Eric Hampton then explained the difference between easements and common area citing 6.03 and the need for the homeowners themselves to maintain their easements as all homes have them and it is not practical for the homeowners association to maintain them.

A homeowner pointed out that if the health department is contacted they may mow it for us particularly if we let them know of the rats, snakes, etc. Eric pointed out that we are not sure that there are these rodents existing in the basins Debra Althaus pointed out the posting about someone seeing these. Eric Hampton agreed to contact the Health Department and see if they can help us.

Eric Hampton explained that Evergreen was out on May 10th and said that 1 control box was bad and one was good. He has been working with them to get the issue resolved and the sprinklers back on

Deed Restriction Report: Jeff Hudson

- Motion was made to approve the following action by the Deeds Committee:
 - Send out a letter to an owner of a boat who has it in his driveway
 - Send a 2nd notice to a habitual street parker
 - Send a letter to a lot owner about keeping their lot neat in appearance (withdrawn as the homeowner has since mown the lawn.)

Discussed a complaint about a car with a flat tire in a driveway and said that was not within the Deeds Restrictions Committee scope to address.

Eric Hampton proposed that the habitual street parker get a letter from Gordon Rose the attorney.

Motion now made to send out an initial letter to an owner of a boat who has it in his driveway asking him to move it and send a 2nd notice to a habitual street parker from our attorney Gordon Rose, seconded, passed.

A homeowner who has a fence that is even with his neighbors house asked the deed committee to approve his fence as is even though it was not in line with the side of his house on a corner lot. Jeff Hudson explained that this would be in line with the precedence set by the developer in doing this in the past and that it would be much more neat in appearance as moving the fence in further would create an “alley like setting.” Several board members looked at the diagram and after discussion:

Motion to approve the fence as is. Seconded, Passed.

Motion was made regarding clarification of 2.04: The Adam's Run Homeowners Association Board of Directors understand the phrase from section 2.04 of the CC&R's:

“All household pets, including dogs and cats, shall at all times be confined to the lot occupied by the owner of such pet...” to mean that pets shall not be allowed to roam free throughout the neighborhood. This does not prohibit the owner from walking their pets throughout the neighborhood in accordance with Metro Louisville ordinances citing 91.002 Restraint Requires and 91.011 Sanitary Disposal of Animal Feces Required.

A question was brought up about sheds and it was pointed out that shed must have construction plans approved by the board.

Further the restriction violations outstanding now stand at 53 down from 157.

Communications Committee Report: Beth Gnadinger

- Thanked Gaston Varela for providing us with our newsletter printing and thanked all the volunteers for helping distribute newsletters. Apologized for newsletters not being distributed in as timely of a manner as in the past and explained that many volunteers were unavailable this month.

Motion to require users of the discussion forum to use and address, name or other identifying information when registering, seconded, passed.

After board discussion Eric Hampton asked Roger Keranen (webmaster) to send out a broadcast message requiring users to update their profile within 14 days or their account would be deleted.

OLD BUSINESS

Eric asked if there is anyone interested in becoming the Vice President, Michelle Carden volunteered. A hand vote was conducted by board members and Michelle Carden was elected Vice President effective June 1, 2006.

NEW BUSINESS

Eric Hampton explained that we will be purchasing 2 message boards as already budgeted for in the Grounds Committee to announce meetings. Cost between \$402.00 and \$582.00. 1000.00 has been budgeted.

Errin Gnadinger asked that rusted street signs near the front entrance be replaced. Gaston to look into this.

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

Beth Gnadinger (Secretary) _____

Eric Hampton (President) _____