

# Adam's Run Homeowners Association

Regular Board Meeting Minutes  
Local 783  
7711 Beulah Church Road  
Louisville, Kentucky 40228  
March 1, 2007

The regular board meeting of the Board of Directors of the Adams Run Homeowners Association was called to order by Vice President Eric Hampton at 7:01 p.m.

**Executive Board Members** Eric Whitfield {President} was not present; Eric Hampton {Vice President} and Beth Gnadinger {Secretary-Treasurer} were present

**Attendance** was taken. Nine out of the thirteen elected board members were present. (69% in attendance)

**Minutes** from January 18, 2007 board meeting were approved.

## Reports of Standing Committees

### **Finance Committee: Beth Gnadinger**

- Actual Balance as of March 1, 2007 \$22,347.48
- Last Bank Balance for the month end January 30, 2007 was 25,365.45
- As of today 90 accounts are outstanding. The above balances do not reflect the 7 that were picked up at the PO Box today.
- A/R for 200-2007 fiscal year is 9,000
- A/R total is 11,018.00 (this accounts for past dues, interest, liens & collection costs)
- Past Due notices were mailed on Feb 15, 2007 and the balance is due March 15, 2007. Anyone who has not paid by March 15, 2007 will be billed via certified mail. The new invoice will include the past due amount, interest, and the cost of the certified mail. Anyone who has not settled their account by April 15, 2007 will have their account turned over to the attorney for lien filing.
  - Motion to approve 2006-2007 budget as amended; \$34,447.02, seconded, Passed. (See Attached)

### **Grounds Committee: Gaston Varela**

- Gaston explained that only 2 viable bids were received for lawn care. There were others that requested the Scope of Work but did not submit the bid in time. He further explained that the Grounds Committee is recommending the company that mowed the basins last year. They as well as Lawn Repair, Inc placed the bids. The Grounds Committee recommended the company that mowed the basins because they were \$800 less expensive have done a good job in the past, went

above and beyond in clearing out the basins when they were in bad condition are bonded and licensed. They will also contract for the spraying of chemicals. A complaint from a homeowner in the past about the past mower was also noted.

- Motion to accept the contract from Professional Touch, the company that cut the basins last year for the 2006-2007 year for 10,210.00, Seconded, Passed.

**Documents & Deed Restrictions: Beth Gnadinger for Debra Althaus**

- The boat that was sent the certified notice has now been moved.
- 2 letters are in the process of being mailed out on habitual street parking
- Debra will be attending a Louisville Metro Training Session later this month
- Surveys will be completed by April 15, 2007. The committee needs help completeing this.
- Jerry Miller, webmaster has put together a database to track all actions of the committee.
  - Motion to approve \$500 be set aside to begin any future legal action that is needed., seconded, passed.

**Communications: Patty Ashby**

- The newsletter went out in February
- 2 signs to announce meetings, etc were purchased and are being used.
- Streetlights that are out have been noted and reported to LGE.
- A new flag was purchased and put up by Ken Ashby
- The committee is working on a Welcome Packet.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

Meeting Adjournment @ 7:56

Secretary: Beth Gnadinger \_\_\_\_\_  
Acting President: (Vice President): \_\_\_\_\_  
President: Eric Whitfield \_\_\_\_\_