

## **Adam's Run Homeowners Association**

Board Meeting Minutes  
Local 783  
7711 Beulah Church Road  
Louisville, KY 40228  
March 13, 2008

The regular Board meeting was called to order by President Roger Keranen at 7:02 PM.

Executive Board Members Roger Keranen (President) and Eric Hampton (Vice President) Jerry Miller (Secretary) Peggy Keranen (Treasurer) were present.

Attendance was taken. Five of the six Board members, Roger Keranen (President), Eric Hampton (Vice President), Peggy Keranen, David Burton, and Jerry Miller (Secretary) were present. Gaston Varela was absent.

### **Motion to approve meeting minutes from January 10th, seconded and passed.**

#### **Reports of Standing Committees**

##### **Finance: Peggy Keranen**

- Thanks to Beth for all of her hard work and helping get me up to speed.
- The balance as of 2-29-08 was \$30,112.82
- The current balance as of today (March 13, 2008) is \$28,832.70
- Internet postings: We posted the annual budget and reconciliations for January and February of 2008 on the discussion forum. The monthly reconciliations will continue to be posted after each one is completed. This is another value in joining the discussion forum.
- 42 out of 363 homeowners have not paid any dues so far this year. This is about 11% of the subdivision. Two other homeowners have made partial payments and still owe us at least more than \$80. Many are sending us only the \$100 and not reimbursing us for the cost of the certified mail or the interest. Thanks to the homeowners who have included these fees in their checks. Others who are not paying the fees will have them added to their bill next year. I sent out 3 more certified letters; one house is for sale and two homes being rented out.
- We are looking into the possibility of having the Sheriff's office collect our dues along with the real estate taxes. This is good for the homeowners because it will be collected in escrow a little bit each month instead of in a lump sum. It is good for Adam's Run HOA because we will not have to do multiple mailings. We will need to add \$5 to our dues to pay for the service at this time. We would use this service this coming fall.
- Your Board is looking into the possibility of going to Small Claims court to collect outstanding dues and fees versus putting liens on properties.
- All non-profit tax forms are completed and all but the KY one have been mailed. It will be mailed tomorrow, since the check can be signed tonight.

### **Grounds: Eric Hampton in absence of Gaston Varela**

- Industrial Disposal (ID) billing issues should be directed to their Customer Service number (638-9000). Please mention the Adam's Run HOA contract and your bill should be \$37.08 (\$12.36 a month) with no fuel surcharges. Mr. Patterson is our representative.
- New street signs have been ordered and should be available very soon for two separate intersections. Adam's Run Road / Hunting Ground Court are rusted and in need of replacement. Fox Chase Place / Adam's Run Road, the sign is missing. Gaston has contacted the Duggins Company. It is believed that their install work was slowed by the recent snow storm.
- Landscaping on the center island in the Adam's Run Road / Hunting Ground Court intersection was removed to increase visibility to avoid accidents. Fred Bolinger thanked the Board for their efforts with this project. Some low growing flowers or shrubs will be planted in this area in the spring.
- Bids for the fountain repair project are ongoing. Finding a contractor that is both reasonable and willing to reply has been challenging. The bids should be complete by mid-April with work to be scheduled shortly after and a target date of April 30<sup>th</sup> for completion.
- If you find street lights out, please call LG&E and give the closest street address to the light. This is part of the service for which we pay them in our monthly bill.
- Industrial Disposal (ID) Junk pick up day has yet to be scheduled. Eric volunteered to contact them on Friday. We will send out a broadcast e-mail and post on the discussion forum when it has been scheduled.
- Cars parked along Hunting Ground Court at Adam's Run Road in the mornings while waiting for the bus has been an issue throughout the school year. A possible solution is to paint the curb a distance of 30' from the stop sign and emphasize this as a no parking area. Motorists could be ticketed for parking in this space.
- The Fern Creek area has been the subject of an increased police presence after a string of armed robberies and some home break-ins. Some of the break-ins have been in our neighborhood with a couple of plasma televisions stolen.

### **Documents & Deeds: David Burton**

- Received complaint of a boat parked in the a driveway. Homeowner was selling the boat and cleaning it out and putting things from the boat into the garage. He promised to move it in two days. The boat is gone as of today (March 13, 2008).
- Received a note from a homeowner asking for clarification on an issue before filing a formal complaint. They asked for clarification about a recreation structure built in their neighbor's yard. After reviewing our Declaration of Covenants, Conditions, and Restrictions and consulting with other board members, I replied that they did not have a complaint based on our CC&Rs.

### **Communications / Web: Jerry Miller**

- The next newsletter is tentatively scheduled to be distributed by March 16, 2008. This will be the first electronic only version of the newsletter to be mass e-mailed via the discussion forum. Polls for both the neighborhood yard sale and clean-up day are on the

website. Please vote for the time in which you are most likely to participate. We are looking for volunteers to help coordinate the annual yard sale. Please contact me at [secretary@adamsrunhoa.org](mailto:secretary@adamsrunhoa.org).

### **Old Business**

- Update to the faulty water meter situation. Louisville Water Company is still trying to determine whether to reimburse the HOA for excessive water bills for the over 300,000 gallons of water used. The meter tested to within an acceptable tolerance of +/- 1%. It is possible that a misread of the meter and then a carry over to the next bill without a reading was the cause. A credit of \$1,200 could be issued.
- The new RFQ (Request For Quote) is being used for the first time on the fountain project. The form allows the HOA to have a standard bidding process and ensure that all requirements have been addressed before a bid is accepted.
- The flag in the front of the subdivision was replaced after the old one sustained heavy damage in a strong storm. It was replaced with a heavy duty outside flag that should hold up in the weather. Over the years, the claw hooks holding the flag became worn and one broke. These claw hooks were replaced with stainless steel rings. Jeff Coyle is disposing of the old flag. Fred Bolinger made the comment that we need to ensure that the flag is at half staff when appropriate. Roger stated that he would make sure that the flag was displayed properly.

### **New Business**

- There was more discussion about the HOA using the Small Claims Court option when pursuing delinquent homeowner's accounts. This option has some advantages for the HOA: We would not be responsible for collection and the number of homes paying should increase. Homeowners would have the option of paying sometime before court to lower court costs, before the negotiation process, or after the judgment is ruled in the HOA's favor. The rate of judgment in favor of the HOAs in cases like these is nearly 100%. Disadvantages for the delinquent homeowner: taking time to go to the negotiation or court and potentially paying three times the normal dues. This is after paying court costs, lawyer's fees, fines, and the original \$100.
- Jim O'Daniel from the Sheriff's office has been very positive about the HOA's ability to collect our dues through his office. We would only have to raise dues \$5 a year to \$105 in order to cover the cost.
- There was much discussion about a limit on when we should start pursuing delinquent accounts through the Small Claims Courts. The suggestion was made from a homeowner for a limit of \$150. Some discussion ensued among the Board, a motion was made and seconded for the limit to be \$150. After March 22, 2008, anyone owing more than \$150 in dues, fees, and interest will have a complaint registered in Small Claims Court.
- Lisa Franklin (Our Metro Government neighborhood liaison) spoke to us about the Mayor's Community Conversations, and the Neighborhood Toolbox Tuesdays Homeowners Association Training Workshops. More information on each can be found at <http://www.louisvilleky.gov>, and <http://www.louisvilleky.gov/neighborhoods> respectively.

Next Board meeting date was announced:

- June 5, 2008

Meeting adjourned at 8:18 PM

President: Roger Keranen \_\_\_\_\_

Secretary: Jerry Miller \_\_\_\_\_