

Adam's Run Homeowners Association
Board Meeting Minutes
Local 783
7711 Beulah Church Road
Louisville, KY 40228
November 13, 2008

The regular meeting was called to order by President Beth Gnadinger at 7:00 p.m.

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

Attendance was taken. All nine Board members were present: Beth Gnadinger, Patty Ashby, Phyllis Faul, Ken Ashby, Gaston Varela, Terry Kopple, John DeFazio, and Kim Ernst. Beth Gnadinger had a proxy vote for Debra Althaus.

A motion was made to approve October 2nd minutes. Seconded. Passed.

Reports of Standing Committees:

Finance: Phyllis Faul

- * The checking account as of today is \$27,794.18
- * 230 homeowners have paid their dues, and two have set up a payment schedule. There are 131 unpaid. Of these unpaid, there are 11 liens now in place and two more liens will be filed on 11/17/08.
- * The second bill will be mailed on November 17th. The third billing will be mailed on December 17th which will include all interest and mailing costs.
- * All outstanding dues that have not been paid, or no arrangements to setup payments, will be liened on January 17th.

Grounds: Ken Ashby

- * Met with current lawn company and discussed areas of concern. Notified him that the lawn contract would be rebid next season.
- * Fountains were drained shut down and pumps removed. Pumps are being stored at Ken's house.
- * Christmas decorations were purchased and should be put up before Thanksgiving. Will also be using decorations from previous years.
- * Light on brick wall at front entrance was repaired.
- * Locks were put on all irrigation, fuse boxes and timers.

Communication Report: Patty Ashby

- * Two new double sided signs were purchased for announcing meetings. One is a replacement sign for a damaged one, and the other is for an entrance that did not

have one.

- * Two plot plans of Adams Run were purchased to be used by the HOA when bidding lawn care and landscaping. One set will remain with the Grounds Chair and the other will stay with the President. These plans will be transferred to the appropriate board member when the board changes.
- * A newsletter is slated to be mailed sometime in January.

Documents and Deeds: Debra Althaus

- * Two PIRs have been processed since the October Board meeting.
- * There will be no official survey of the subdivision; however, all complaints of Adams Run will be investigated. Once the complaint is verified, appropriate action will be taken. Complainants will be notified by US Mail or email regarding status of complaint and any actions taken.
- * Verified violations addressed by Metro Ordinances will be reported to the appropriate Metro Dept. Violations referred to Metro government depts. will be monitored through the Metro complaint tracking system. Verified violations not addressed by Metro Ordinances will result in a written notice of violation and requested response to the violator by certified U S mail.
- * Violations addressed by certified mail will be tracked through the USPS Tracking system. Follow-up on these violations will be per ruling by the ARHOA Board.

Old Business:

- * Motion was made to approve \$500 for Christmas Decorations. Seconded. Passed.

New Business:

- * Motion that no board member be paid for any work they do while serving as an active board member. They may be reimbursed for costs only. Seconded. Passed 8-1.
- * Motion that all relationships, ie family or friendship of any company bidding for work in Adams Run be disclosed and recorded in the formal meeting minutes of Adams Run. This does not preclude anyone from bidding on a project, but they must disclose any relationship up front. Seconded. Passed 8-1.
- * Motion that all votes be roll call votes with the voter name listed in the minutes according to their vote. Second. Passed.

- * Motion that everyone interested in voluntary work at Adam's Run must sign a waiver that the HOA will not be responsible for any personal injury and any damage to property. This motion was tabled to a future meeting.

Next Board meeting date:

- * January 15, 2009

Meeting adjourned at 8:21 pm.

President: Beth Gnadinger_____

Secretary: Phyllis Faul_____