

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

Board Meeting Minutes  
Local 783  
7711 Beulah Church Road  
Louisville, KY 40228  
November 8, 2007

The regular Board meeting was called to order by President Roger Keranen at 7:03 PM.

Executive Board Members Roger Keranen (President) and Eric Hampton (Vice President) were present. Beth Gnadinger (Secretary-Treasurer) was not present.

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

**Motion to approve meeting minutes from October 4<sup>th</sup>, seconded and passed.**

### **Reports of Standing Committees**

#### **Finance: Roger Keranen in the absence of Beth Gnadinger**

- Motion to approve budget for 2007-08 fiscal year. Budget was approved with an amendment to the Documents & Deeds budget. The line item for Legal Counsel was changed from \$375 to \$1000. This was done to cover a potential increase in legal counsel hours., seconded, passed.
- Motion from homeowner Tony Needy was approved to add a column in the financial ledger to document how specific items were approved., seconded, passed.
- Motion to spend \$35 to replace a faulty water meter for testing, seconded, passed. (The Louisville Water Company will reimburse the HOA if it is found to be defective. We will also be credited the amounts of the unusually high water bills that we have received.)
- Phyllis Faul (non-board member) will help Beth in the coming year when necessary with the finance duties and audit financial records.

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

- New signs will be placed at the three entrances to the subdivision from Cedar Creek Road (Black Powder Lane, and both Long Rifle Lane locations). These signs will be metal and attached to a pole signifying that you are entering a section of Adam's Run. Of the two designs presented, the portrait version was approved by the Board and homeowners that were present.

- We will re-bid the lawn care service in the coming year only if our non-profit status is in jeopardy. We are trying to bring stability to the neighborhood lawn care by allowing the same company to have multi-year contracts. This should aid in pricing and consistency of service.
- Landscaping on the center island in the Adam's Run Road / Hunting Ground Court intersection will be trimmed or replaced as soon as possible to increase visibility to avoid accidents.
  - Motion to approve the Grounds committee to consult the lawn care provider to provide above described landscaping not to exceed \$1000 without requesting additional funds, seconded, passed.
- All three fountains will be power washed, sealed and painted as soon as a company can be hired to do the work. The goal is before mid-December for completion. The center fountain will be straightened and any touch up painting will be done in the Spring. There will be drain holes drilled in the bases so that water will not build up in the winter months after they have been winterized.

#### **Documents & Deeds: David Burton, Peggy Keranen**

- The basketball goal violations that have carried over from the previous year are still being pursued. Legal counsel will be consulted on how we are to proceed.
- We are asking homeowners to call the Metro Call 311 line to report street parking violations. Also any CC&R violations should be reported to the [deeds@adamsrunhoa.org](mailto:deeds@adamsrunhoa.org) e-mail address for investigation and resolution.
- The upcoming newsletter will give further details from the Documents & Deeds committee.

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

- The Communications Committee and Web functions were combined this year. We are going to utilize the web more as a communications tool. Meeting notices as well as newsletters will be e-mailed to the registered users of the discussion forum.
- All forum topics will be hidden from users until they have successfully logged into the site. This will help protect the privacy of our homeowners.
- The next version of the newsletter will be mailed, but all others in the coming year will be e-mailed to the homeowners. The only other mailing will be the annual assessment mailing in September. The last paper newsletter will be sent out in early December.

Board meeting dates were set for the coming year as follows:

- January 10, 2008
- March 13, 2008
- June 5, 2008
- August 7, 2008
- Annual Election: October 2, 2008

- The board will announce further meeting dates should the need arise.

Meeting adjourned at 8:32 PM

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

Secretary: Beth Gnadinger \_\_\_\_\_

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