**Adams Farm Community Association, Inc.**

**Board Minutes**

**February 20, 2024**

**Attendees:** Judy Mitchell, David Harper, Charles Williard, David Song & Joey Hitzig via conference call, and Kerry Wells- Property Manager. Guests included: Mark Neibert, new ARC Member and Paul DaBruzzo, Homeplace Director.

1. Meeting called to order at 6:36 pm.

Guest Mark Neibert was introduced as the newest member of the Architectural Review Committee.

Guest Paul DaBruzzo was introduced as a Director from the Homeplace Board of Directors.

2. Paul DaBruzzo, on behalf of the Homeplace Board, requested removal of (AFCA) irrigation and lights at Mackay Wall because Homeplace does not want AFCA to (possibly) obstruct insurance coverage since AFCA is providing services to that area. Secondly, the removal was requested because Homeplace owns the wall and AFCA does not. Following discussion, the AFCA Board will continue to provide services to the Mackay Wall until such time that all insurance concerns are identified by Homeplace and/or a renovation plan is submitted for approval to the Architectural Review Committee. AFCA will provide these services at no charge to Homeplace and for the necessary aesthetic needs, lighting for safety, and Spring flower prep for the entrance. AFCA acknowledges that providing these services in no way impacts ownership of the wall. The wall is owned by Homeplace.

Paul confirmed that a survey and DUME (drainage utility maintenance easement) boundary lines have been marked throughout Homeplace. Following discussion, the AFCA has requested Homeplace to email AFCA a work order request outlining any drainage issues. Drainage repair work within the DUME boundaries lines is the responsibility of AFCA.

3. The Board approved the January 16, 2024 Minutes.

4. The Board approved the current Financials. Kerry reported that all 1099 Forms and 2023 Taxes have been filed.

The Board approved the year-end 2023 Financials.

5. **Manager's Report:** Kerry reported on the following:

a. Insurance reimbursement received from motorist following car accident at Hilltop on 2/11/24

b. Holliday decorations displayed at wheelhouse

c. Bridle Ridge Parkway will be repaved in 2024

d. Mayor Nancy Vaughan will provide “State of the City” report on 3/20/24

e. The timer on the lagoon fountain has been replaced and fountain is now working continuously

f. Shrubs at all subdivision signs have been trimmed

g. Playground sandbox has been cleaned and new sand has been deposited on site.

h. (4) sections along walking trail will be secured with retaining wall by August 2024. This install is to avoid erosion.

i. A copy of the new Welcome Letter stationery was provided

J. Kerry provided a 2023 year in review statistical summary; based on # of sales, # of prepaids, % of rentals, median price, etc.

6. **New Business:**

a. Mike Kirkman, city Zoning Administrator, provided determination, in conjunction with city legal staff, that the Club may only be used for a Swim & Tennis Club and that no residential dwellings can be allowed on this lot. Furthermore, permit(s) may be needed if any substantial additions or renovations want to be done.

b. The Board unanimously denied driveway extension appeal at 1602 Deercroft Court. Extension will be in ARC compliance.

7. **Old Business:**

a. Kerry reported that AFCA is not liable for any drainage/foundational issues at 5615 Poplar Hill Road.

b. Kerry reported that the pending Mackay Road widening has not been scheduled due to (lack of) funding.

Adjourned at 8:30 PM

Respectively submitted,

*Kerry Wells*