**Adams Farm Community Association, Inc.**

**Board Minutes**

**May 24, 2022**

**Attendees:** Judy Mitchell, Charles Williard, David Harper, Joey Hitzig, David Song and Kerry Wells- Property Manager.

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

2. All new Directors were introduced and welcomed.

3. The Board approved the March Minutes.

 The Board approved the April Annual Minutes.

4. The Board approved the current Financials. Kerry reported the current income reflected on 2022 Budget is understated by almost $29,000.

5. **Manager's Report**

a. Landscape: Kerry reported on the following:

\* Summer Flowers will be installed this week

\* Trees along Adams Farm Parkway have been trimmed back so not to impede motorists

\* Lake Retaining Wall has been repaired behind Brandermill

\* Lagoon Bridge has been stained

\* A lit American Flag will be displayed at boat house for Memorial Day, as well as, American Flags in community

\* (4) safety guardrails have been installed along walking trail past tunnel at dam due to erosion. The city will partner with the HOA in late 2023 to repair the areas in need off trail.

\* City requested the 2006 biocell (near gazebo) plan, final plat, and engineer’s certificate of completion

\* LED light to be installed at gazebo within two weeks

\* ‘No Dumping’ Signs have been installed

\* Recent car accident damaged landscape ($700) on gazebo hillside.

b. Lake Inspection: Kerry reported lake was last inspected by city in 2019 and no violations were cited. Kerry has requested a new full lake and Bridle Ridge inspection report from local certified company.

Fountain: Fountain with lights should be fixed within 2 weeks. The other non-working fountain can not be fixed. Lake inspection will reflect the number of needed fountains based on formula (lake size x depth).

Four new color LED lights at dam under bridge have been installed.

6. **New Business**

a. The Board approved the following Officers; Judy Mitchell as President, Joey Hitzig as Vice President, and Charles Williard

 as Secretary/Treasurer.

b. Kerry reported the results of the Swim & Tennis Club Survey (posted on website). The Board elected not to distribute owner directory information to the Owner-Club Committee.

c. The Board agreed to install a ‘No Public Access’ sign at end of bridge at dam in rear of Millhouse.

d. The Board agreed to submit Letter of Intent and authorize for enforcement of Trespass Law to the city police. This document authorizes police to trespass individuals present on property outside of normal business hours.

 e. The Board approved raising the dues 10%, the minimum per our Governing Rules, for 2023.

 f. Kerry reported that the Advenir Apartments may want to partner with our security detail for their property.

 g. The Board approved installing a sandbox surround, (2) Adirondack chairs, and see-saw at playground.

8. **Old Business**

a. The Board approved pursuing all mailbox violations.

Adjourned at 8:15 PM

Respectively submitted,

*Kerry Wells*