**Adams Farm Community Association, Inc.**

**Board Minutes**

**January 16, 2024**

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

1. Meeting called to order at 6:30 pm.

2. The Board approved the November Minutes

3. The Board approved the current Financials. Kerry reported that the first quarter 2024 billing with new charge codes and updated membership database went smoothly.

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

a. (5) new Sunshine Ligustrum plants have been planted off Adams Farm Parkway to the rear of Bransford Court

b. Replacement grasses have been planted at Revere’s Run subdivision sign

c. New light has been installed at the Bridle Ridge tunnel

d. Replacement lights have been installed at lagoon and pedestrian bridge in rear of Hartridge Way

e. Pine needles have been installed at Mackay Entrance since flower bed has been cleared and prepped for Spring plantings

f. A new oval swing has been installed at playground

g. A fellow resident reported trespassed resident Esperanza Campbell yelling while walking around lake

h. The Swim & Tennis Club distributed notice that upon sale, new ownership will accept membership reservations for 2024. The HOA office continues to field questions by the Buyer’s closing attorney.

i. Christmas decorations were displayed throughout Adams Farm during December. A lit tree will be displayed in 2025.

J. The new Mood Center Sign has been installed

5. **New Business:**

a. The Board agreed to add Mark Neibert to serve on the ARC Committee. The Board would like to express their sincere gratitude to Troyce Hood, who has served on this committee for years. Her willingness to serve her community is exemplary.

b. Holiday Yard-of-the-Month recipient is 4 Compton Court, owners: Brian & Teresa Goodwin

c. Owner at 5615 Poplar Hill has requested investigation into drainage issues to the rear of his home

d. Following discussion, the Board agreed that the PVC piping in rear of 6 Topridge Court does not belong to the HOA. Therefore, any issues regarding this pipe needs to be handled by owner.

e. The Board agreed to add Drainage project to our next Strategic Plan

e. Duke Power and its subcontractors continue to create ruts and property damage throughout Adams Farm. Owners are encouraged to review contact information for any claims off our website.

6. **Old Business:**

a. There was no old business discussed.

Adjourned at 8:10 PM

Respectively submitted,

*Kerry Wells*