**Adams Farm Community Association, Inc.**

**Board Minutes**

**November 16, 2021**

**Attendees:** Judy Mitchell, Charles Williard. Norm Welker, Joey Hitzig, and Joe Friscia via conference call. Kerry Wells- Property Manager. Also, in attendance, resident guest Douglas Mangum.

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

2. The Board approved the October 19, 2021 Minutes.

3. The Board approved the Financials.

4. **Manager's Report**

a. Landscaping: Kerry reported the use of weed spray along any rip-rap or in any area where water is being directed will cease to be used.

Kerry reported a tree has been ordered to replace the tree hit by car accident on 11/4/21. Driver’s insurance company has been notified for reimbursement.

Kerry reported (4) pompous grass plants have been planted at Revere’s Run Entrance. Additionally, (2) holly bushes have been planted in rear of 1802 Millhouse Court.

Kerry reported the removal of multiple dead trees at the Madison. The remaining dead trees will be removed in 2022.

b. Erosion: Kerry reported the city will conduct erosion work in March 2022 in the rear of Millhouse along Adams Farm Parkway. The scope of this work will be done at no charge to the HOA except for the removal of (2) trees in area.

c. Bridle Ridge Walking Tunnel: Kerry reported the installation of (2) motion detected solar lights at the walking tunnel on Bridle Ridge Parkway to assist in resident’s safety.

d. Lake: Kerry reported the need for the lake to be dredged. Kerry will draft a cost analysis in doing so. The Board agreed to stock the lake with (100) grass carp after the lake is dredged. This will aid in vegetation and bacteria growth.

5. **New Business**

a. Mackay Railroad Crossing: Kerry reported Norfolk Southern Railroad will repair the transition over railroad tracks on Mackay Road in 2022. Additionally, Kerry reported a zoning notice for 5300 Mackay Road from AG (Agricultural) to PUD (Planned Unit Development).

b. Homeplace Boundary Line Map: The Board approved the Homeplace boundary map and agreement of responsibilities between Homeplace HOA and AFCA.

c. Sewer Line at Trailer Park: Kerry reported a sewer line break at the Trailer Park and to the rear of Adams Ridge has been repaired.

d. Advenir Shooting: Kerry reported a shooting occurred on 11/6/21 between (2) Advenir residents. The victim was taken to the hospital with non-threatening injury and suspect has been arrested.

e. Swim & Tennis Club: Kerry hopes to have meeting with the Club’s owner to review the sale status of the club.

f. 2022 Meeting Dates: The Board agreed to schedule 2022 Board meetings for the 3rd Tuesday of each month at

6:30 pm.

g. Speed Bump: Norm Welker requested Kerry to investigate installation of speed bump on Crofton Springs Court.

6. **Old Business**

a. Audit: Kerry reported that the Auditor is experiencing IRS response delays. However, once the information is received the audit will be finalized.

b. 5 Creekstone: Kerry reported the city found subject property to have (20) violations of the Minimum Housing Codes following a petition submitted to city by the HOA and Creekstone neighbors. Furthermore, during that inspection, the city issued an immediate Emergency Condemnation Order. Owner may enter property to repair violations, clean, or pick-up personal items. However, the owner/occupants may not sleep, cook, or bath at property.

c. Harvey Ernest Bench: Kerry reported the Memorial Harvey Ernest Bench will be installed on 11/17/21. The Board acknowledges and are thankful to Ideal Landscaping for this tribute.

Adjourned at 8:00 PM

Respectively submitted,

*Kerry Wells*