**Adams Farm Community Association, Inc.**

**Board Minutes**

**September 19, 2023**

**Attendees:** Judy Mitchell, Charles Williard, Joey Hitzig, David Harper and Kerry Wells- Property Manager. Resident Guests; James Bishop and Paul DaBruzzo.

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

2. James Bishop, (new) owner of 5 Creekstone Court requested the Board to reduce violation fines on property. Following discussion, the Board elected not to provide any further financial concessions for subject property given the 4-year battle to clean property.

3. Kerry reported that some Board & Resident members had a meeting with the Swim & Tennis Club Buyer’s Agent, Marcia Magiera, on 9/7/23, to discuss the pending sale of the Adams Farm Swim & Tennis Club. It was relied to Ms. Magiera, that the pool and tennis courts should “remain for the use and enjoyment of the members of Adam Farm Community”, per PB 104 page 028.

Due to the pending sale, our attorneys reviewed recorded documents and confirmed that the Club should be part of our HOA, per PB 81 page 76. A certified letter informing the Club owner will be sent by attorney.

Resident Paul DaBruzzo and Kerry reported that some Adams Farm Village businesses are not currently being charged HOA fees. Furthermore, based on their audit, some member fees need to be adjusted based on their size. Owners will be alerted following attorney review.

The Board agreed to offer businesses a 5.165% discount (same as Residents) if they prepay for the year in January.

The Board requested all HOA fees to be actual calculations and not rounded to the nearest dollar.

The Board approved the current financials and reviewed the 2024 Budget with noted revisions. Following attorney review, the Board will formally approve the 2024 Budget this month. The Board approved a 10% increase to dues as provided in our Governing Documents.

4. The Board approved the July Minutes.

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

\* A recent flash flood on 9/12/23 resulted in loss of fish (100+)

\* Both entrances trimmed. New solar lights were installed at Hilltop and new flowers at Mackay Entrance

\* Receipt of reimbursement from Duke Power and AT&T as a result of their damage to our property

5. **New Business**

a. Board approved Fall Flowers (Pansy Premier Essentials Mix)

b. September Yard-of-the-Month recipient is Mary Ellen Poe at 11 Riverchase Court

c. Board will solicit for new Architectural Review Committee Members in January 2024

d. Kerry clarified that the reported shooting incident on 8/24/23 was not in Adams Farm, but in Fox Hollow. She alerted all local news agencies to correct their reporting on-line, on-air, and in print.

e. The Board approved replacing the Adams Farm Village Sign (as a result of flash flood on 9/12/23)

6. **Old Business**

a. Kerry reported the NCDEQ approved our Dam EAP. Annual updating to the report must be conducted and budgeted.

b. Kerry reported trespassing Esperanza Campbell again as witnessed by 3 police Officers following another incident on 8/28/23.

Adjourned at 9:00 PM

Respectively submitted,

*Kerry Wells*