**Adams Farm Community Association, Inc.**

**Board Minutes**

**January 25, 2022**

**Attendees:** Judy Mitchell, Charles Williard, Norm Welker, Joey Hitzig, and Kerry Wells- Property Manager. Also, in attendance, resident guests Gina Fisher and Gloria Sexton.

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

 Judy reported Joe Friscia is currently in the hospital.

2. The Board approved the November 16, 2021 Minutes.

3. The Board approved the 2021 Financials. The Board approved the current 1/20/22 Financials.

4. **Manager's Report**

a. Beaver Control: Kerry reported the cost to remove the existing beavers is $3400. The trapping is successful.

b. Landscape: Kerry reported multiple tree removals and snow plowing services performed due to recent snow storms.

Kerry was instructed to redirect Mackay accent light towards the Entrance Sign and not towards motorists.

c. Playground: The Board agreed to replace the existing “dream catcher” play equipment with different equipment due to cost of repairs.

Kerry reported the installation of a new flag on playground/gazebo flag pole.

5. **New Business**

a. Advenir Apartments: The Board instructed Kerry to acquire scope of exterior building changes at the Advenir to gain ARC approval. Furthermore, the Board requests Advenir to address recent criminal activity and police presence at the apartments. Board requests assurance that these events be addressed and assist with overcoming recent negative public perception.

b. Madison Apartments: The Madison requested our assistance in fining illegal dumping at the Madison by Adams Farm Residents. The Board decided that AFCA is not liable for illegal dumping within the Madison and declined our participation in the fining process.  The Board suggested gating the dumpster and perhaps install a keypad entry.

c. Homeplace: The Board agreed to split the cost of surveying Homeplace Townhomes.

d. Swim & Tennis Club: Kerry reported she had a meeting with owner of the Club to discuss current sale status. The owner expressed interest in selling the Club to the HOA. Kerry will report updates as warranted.

e. Subdivision Signs Restoration: Kerry reported she is obtaining quotes to refurbish all subdivision signs in need of repairs.

f. Tree Lighting @ Hilltop Entrance: The Board agreed to postpone the installation of tree lights at Hilltop Entrance.

 **(over)**

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 condemned the property for occupancy. Owner must repair all cited violations or face fines daily. Additionally, Kerry reported the homeowner is currently in jail.

c. Speed Bumps: Kerry reported the city neither installs nor permits speed bumps on public streets.

Adjourned at 7:50 PM

Respectively submitted,

*Kerry Wells*