

The meeting was called to order June 18, 2008 at 7pm.

In attendance were: Mike Barr, Kathleen Sullivan, Troyce Hood, Ben Bradford, Eric Mackie, Patrick Haun, Lolita Malave', Community Manager James Thompson. Absent: Shannon Johnson, Susan Shoemaker.

Call to order

- Election of officers: Mike Barr - President, Kathleen Sullivan- Vice President, Lolita Malave'- Secretary, Troyce Hood- Treasurer
- Recognition of past board members for service to Adams Farm community: David Brown 9 years, Pam Alexander 9 years, Peggy Turner 5 years, Cathy Crutchfield 7 years, Elizabeth Burger and Steve Contianos 1 year.
- It was discussed that the board of directors (BOD) needs a policy manual to define the authority of board members concerning various issues in the community ie: rental home problems, abandoned cars, loud neighbors etc.
- Architectural Review Committee- James Thompson explained the role of the ARC. They review requests from homeowners for changes to the exterior of their homes. It was suggested the ARC be independent of the BOD as the BOD is the final word in disputed decisions from homeowners. The V.P. of the BOD has traditionally served as the ARC chairperson in the past. There are currently nine members on the ARC: Rebecca McSween, Rosemary Worthington, Yolanda Wainwright, Peter Wainwright, John Tzavaras, April Kleinfeldt, Gina Fischer, Andy DeGiralamo, Darah Bradford, George Andreas, Pam Alexander, Ron Alexander. The revised ARC standards were given to the BOD for review. It was suggested that the association attorney review the ARC standards vs. covenants prior to the BOD making any further decisions. James Thompson said he sends a welcome letter and copy of ARC standards to all new homeowners after the purchase of a home in the community. There are currently no outstanding requests to the ARC.
- Appeals Board / Adjudication Panel- James Thompson explained the role of the appeals board/adjudication panel... they are panel that homeowners can appeal to concerning a decision made by the community manager or independent inspector. If the appeal is not resolved at this level the homeowner may then appeal to the AFCA BOD for a final decision.
- Manager's report- Fountains for the lake. Two bids have been received. BOD has asked community manager to get a third bid prior to voting on fountain contractor. James will try to have all bids within the next two weeks for BOD to review and vote on. All bids will be published when they have been received.
- Lake retaining walls- Jim is meeting with NC Division of Water Quality. They have to approve construction plan of the retaining walls. The Army Corp of Engineers will then have to approve that approved plan. BOD requested that we try and negotiate the bid

on the retaining wall, and that we have at least 3 bids. All bids will be published when they have been received.

- Homes in need of repair- James has sent out numerous letters requesting repair. There has been no response from the homeowners. BOD directed community manager to have attorney send final letter. If the homeowner still does not respond AFCA should commence with repair work.
- Audit- Price of audit has increase slightly due to timing of start and finish time. Years to be audited 2004- 2007. It was approved by current BOD to sign contract for audit.
- Financials- James Thompson presented and explained the financial report for the community. It was suggested that the community manager provide budget notes to the BOD to simplify the financial report.
- Off duty Police patrol contract- BOD will renew off duty patrol contract for the summer months. Community manager will get 3 bids for the installation of security cameras for the community.
- Landscaping contract- new BOD needs to review the current contract, meet with landscaper and discuss landscaping issues.
- BOD would like to review: community managers job description, Insurance policy, policy and procedure manual, budget notes, election process, term limits for BOD.
- Length of terms for new BOD were determined by drawing either a 1 or 2 year term from the hat.
 - 2 years- Mike Barr, Kathleen Sullivan, Patrick Haun, Troyce Hood
 - 1 year-Eric Mackie, Ben Bradford, Susan Shoemaker.
 - Lolita Malave and Shannon Johnson will complete their last year of a 2 year term.
- BOD would like to investigate a community website with sections for a blog, community information, online bill payment and other Triad information. Mike will provide information at a later meeting about the website.
- Next meeting date July 23rd 7pm AFCA office.

Meeting adjourned 9:24pm

Respectfully submitted for your review and approval,

Lolita Malave'