

## Adams Farm Community Association Board of Directors meeting

Wednesday July 23, 2008 6:45pm

In Attendance: Mike Barr, Eric Mackie, Patrick Haun, Lolita Malave', Kathleen Sullivan, Susan Shoemaker, Troyce Hood (by speaker phone), James Thompson(Community Manager)

Call to Order:

Dieter Mauch - the Adams Farm Community Association attorney attended the meeting for a brief overview of the roles of board members, board member fiduciary responsibilities, various sub committees the community should consider forming, the process for applying fines and liens on homeowner properties.

The board met with New Hope Landscaping owner Wesley Hopkins and Adams Farm neighbors Scott Tomlin and Tim Daniel concerning the ecological effects of spraying chemicals in various parts of the community. The major concerns are soil erosion and and the contamination of the lakes and streams. The community members and landscaper will work together through the community manager to assure the community has a nice appearance but fewer negative effects on the environment.

The landscaper presented his reasons for requesting an increase in the landscaping contract for the upcoming year. The board requested a copy of the current contract from the community manager. The contract will be discussed further at the August meeting.

There were no speakers from the floor

Manager's Report- James Thompson

**Lake Retaining Walls-** The Army Corps of Engineers has approved the Adams Farm Permit for the retaining walls in the lake. We are now waiting for the permit to be approved by the North Carolina Department of Water Quality. Community Manager will continue to update the board as needed.

**Lake Fountains-** The BOD requested the community manager to solicit more bids for the replacement of the fountains. Mr. Thompson sent out eight more bid requests to fountain vendors. He received only one response which was from a company that uses the same installer we had already received a bid from. The BOD approved a motion to accept bid number two of \$35,618.00 with an additional expense of \$2,500.00 to install micro filters from Carolina Fountain Equipment. The contract will be contingent upon the installer providing a 5 year warranty. Community Manager will provide updates to the schedule of the installation of the new fountains.

**Financial Report-** Community Manager presented the balance sheet for the community. The financial report was accepted.

**Old business-**

Security Cameras: After further investigation the use of security cameras may not be the most effective means of security for Adams Farm. The continuation of off duty police patrol should be continued. The property manager will contact Duke Power to replace burned out bulbs in street lights throughout the community.

Homeowners with homes in need of repair will receive letters from the community attorney as needed on the current schedule outlined in the bylaws and restrictive covenants.

### **New Business-**

Community manager provided a rough draft of his job description to the BOD. He will present the final draft at the August board meeting. The community manager will be reviewed annually by the BOD.

The BOD approved a motion to establish a new sub-committee the Adams Farm Environmental Committee. The community manager will contact Tim Daniel and Scott Tomlin as possible co-chairs of this new committee.

The Audit- After further review the proposal for the audit was per year instead of for the entire audit. The BOD approved a one year audit starting with 2004. Based on the results of the audit the BOD will determine the schedule for future audits and reviews.

A demonstration of a new community webpage will be presented at the August BOD meeting. The updated site would provide among other things a community complaint section that would assist the community manager and the BOD of tracking complaints from neighbors. The BOD would hope to have the new system in place for the September mailing.

BOD will receive a copy of the updated ARC handbook from the community manager for review.

Two BOD will review policy and procedure manuals with the community manager.

BOD names will be listed for the community but no home addresses or phone numbers due to privacy and security issues. All calls to BOD should be routed through the community manager.

A Dog Bark Park was suggested for a large open common space in the community. BOD will pass this suggestion along to the Environmental subcommittee for further review.

Next meeting - August 27th at 7pm at the AFCA office.

Meeting Adjourned 9:25pm

Respectfully submitted,  
Lolita Malave'  
AFCA Secretary