

Call to order : Wednesday 8-27-08 at 6:35 pm

Board of Directors present: Kathleen Sullivan, Mike Barr, Troyce Hood, Patrick Haun, Eric Mackie, Ben Bradford, Lolita Malave' and Community Manager- James Thompson

There was one speaker from the floor- Ron Alexander

Mike Barr introduced Jim Slaughter-Attorney with Forman, Rossabi and Black of Greensboro.

Mr. Slaughter is a home-owner association expert and reviewed with the board of directors (BOD) the Adams Farm Community Association governing documents, the 1999 NC Adopted Planned Community Act and the Summary of Planned Community Act Provisions. Mr. Slaughter provided this information free of charge to the BOD.

Manager's Report- James Thompson the community manager presented the following:

- The BOD will need to submit budget requests in the very near future.
- Suggested the the BOD consider updating the Hilltop Road entrance landscaping to include new flower beds, irrigation, plantings etc. The budget will be voted on by the BOD at the November meeting.
- Before the end of the year the BOD will have to decide if there will be a dues increase for next year.
- the manager will include in a future mailing a request for capital improvement suggestions from the community.
- Suggested the renovation and landscaping of the open field near the playground could be included the upcoming budget. Jamestown Youth League has not made any further contact concerning maintenance of the field.
- The fountains will be installed by Carolina Fountains by the end of September as per the contract.

Financial Report: Community Manager presented the financial report... profit and loss statement and the balance sheet with notes as requested by the BOD. The financial statement was approved by the BOD.

Old Business:

- There was a discussion about the make-up and function of the Adjudication / Appeals committee.
- The adjudication board will formulate their policy and procedures for approval by the BOD.

- Ben Bradford will serve as the BOD liaison to the Architectural Review Committee. He will be an observer and will not have any input on any projects the ARC is considering.
- BOD will have a working meeting with the Adjudication / Appeals committee and the Architectural Review committee on September 10th at 6:30pm in the Adams Farm community office.
- BOD will adopt rules and procedures at the November meeting.

New Business:

- AFCA will continue the city of Greensboro police patrol. A group of BOD will meet with the Greensboro police commanding officer on Tuesday September 2nd at 3:30 pm.
- The BOD instructed the Community Manager to take care of the following: Have the boathouse gate repaired, have light bulbs at the playground and throughout the community replaced, have graffiti removed from playground.
- BOD of directors will look into lighting for the dark trails.
- BOD will host a community celebration mid to late October. The board will work on plans for the community celebration at the Sept. 10th working meeting.
- The audit will start with year 2004 and will proceed forward as needed. After the audit is complete the BOD will set policy for future audits and reviews.
- The Environmental committee is in need of more volunteers. If you are interested in volunteering for this committee please contact the community manager.
- James Thompson will review the insurance policy for liability and possible premium increases for the suggested dog "bark" park.

The next BOD meeting will be held September 24th at 6:30pm at the Adams Farm Community Office.

Meeting Adjourned at 8:30pm

Respectfully submitted for your review and approval prior to 5pm Saturday August 30th.

Lolita Malave'

AFCA Secretary