

Call to Order - October 22, 2008 / 6:38pm / Adams Farm Community Association Office

In attendance: Mike Barr, Eric Mackie, Ben Bradford, Troyce Hood, Pat Haun, Kathleen Sullivan, Lolita Malave', James Thompson (Community Manager)

Absent: Shannon Johnson and Susan Shoemaker

There were no speakers from the floor.

Guest-Jim Marley AFCA Inspector presented to the board his responsibilities to the community as a part time inspector. He evaluates the condition of roofs, siding, condition of paint and any other major defect to properties in the neighborhood. He reports to the community manager. Mr. Marley inspects each individual community at least twice per year.

Manager's Report - James Thompson

Lease renewal of community association office space. BOD will vote next month whether or not to renew the lease.

BOD voted and approved for community manager to write-off \$572.69 in dues for a foreclosed property.

Financial report was presented by the community manager.

BOD voted to increase landscape contract by \$8000.00 per year for additional mowing to Adams Farm Parkway and along the sidewalk and embankment on Hilltop Rd. up to the bridge.

BOD voted there will be NO dues increase for 2009.

2009 Budget Presentation: BOD will review the budget requests for 2009 and will vote on the budget at the November meeting.

BOD voted to add the option of paying association dues for the entire year before January 1st for a modest discount. The community manager will provide further details in the next billing mail out.

Ben Bradford BOD liaison to the ARC has requested that membership to the committee needs more volunteers. If you are interested in serving on the architectural review committee please contact the community manager.

BOD would like to collect email addresses from the community. Please send a simple email to the community manager so we can collect your email information.

jthompson010@triad.rr.com

Community Manager will request upgraded lighting from Duke Energy for the playground parking lot area.

Next BOD meeting will be held November 19th @ 6:30pm in the community association office.

Respectfully Submitted,

Lolita Malave'

Adams Farm Community Association Secretary