

Moser Farms Homeowners Association Meeting Agenda

Thursday, March 21, 2024

7:00 pm

Call to Order: 7:04 pm

Board Members Present

MaryBeth Eubank	marybeth.5985@gmail.com
Danielle Lewis	daniellelewis2525@gmail.com
Stephanie Triplett	stephshookie@gmail.com
LaVita Chavous	lavitachavous@outlook.com

Other Members Present:

Greg Taylor
Gary Yurt
Ron Jumps

Approval of Previous Meeting Minutes: Approved

Treasurer's Report

- **Current Account Balances**
 - Checking - 29,099.60
 - Savings - 75,655.55
 - Bonds - 1,510.53
 - Credit Card Balance - \$819.63 (Pd today)
- **Dues Update**
 - 6104 John Moser Way - check returned, no payment made
 - 9109 Geneva Cir. - no payment made
 - 6209 John Moser Way - sent wrong amount
 - 6303 Thomas Ct.- no payment made
 - 6200 Interlaken Way - late fee not paid

Unfinished/Old Business

- **Moser Farms Pickleball Court Committee:** ongoing conversation with all HOAs
 - **Moser Farms Land Contribution?** If we contribute land, we would want to contribute less (or zero) money.
 - **Maintenance Cost ~ \$10K over 3-5 YR period:** updated estimate from February 2024 Glen Oaks HOA meeting
 - **Real Estate Attorney** – everyone agrees we would need one.
 - **Meeting amongst all HOAs to discuss:** the new Glen Oaks Board has proposed a meeting of all HOAs
 - **Q&A Moser Farms Residents:** if we are going to put it at the Moser Farms park, we would want to survey our residents about that first.
 - **Request Tax Information:** we need to do that.
 - **Request Survey of Land:** we need to do that.
 - **Long term concerns, consequences, parking:** ongoing concerns.
- **Full Care Landscape Maintenance Contract**
 - MaryBeth has asked Tim some questions and we are waiting on the answers before we sign the contract.
- **John Moser Way Christmas Decorations:** those are all down so no further action needed.
- **Website Refresh / Copy/Design**
 - MaryBeth has updated the website to add recent events, so that we will hopefully reach more people (including those that don't use Facebook or Reach Alert)
 - That will be an ongoing process.
 - Greg Taylor asked whether we'd be willing to promote homes for sale (in Moser Farms) on the HOA website. Yes – it's just a question of who would do it and how often. Greg thinks there are probably around 20 homes sold in Moser Farms each year. MaryBeth said she could likely add a link on our website to those listings as they come up.
- **HOA Management Software**
 - Something we are exploring with Glen Oaks, to potentially streamline payments, improvement requests, etc.
 - Glen Oaks has had 5-6 meetings or presentations about various software/programs we might want to use.
 - The best one so far seems to be EasyHOA.com
 - We are going to ask whether we might get a discount if Glen Oaks and Moser Farms signs up for the same one
- **Board Member Realignment**
 - Review Roles and Responsibilities
 - We have four designated roles on the Board (President, VP, Secretary, Treasurer) and then two members at large.
 - We have discussed assigning certain duties to specific officers to make sure nothing falls through the cracks and to make sure everyone knows what they are responsible for doing.

- MaryBeth is going to send out a questionnaire to see what the current Board members want to do.
- Ron Jumps suggested that past Boards delegated tasks at each Board meeting instead of having one person always responsible for something.
- **Yard of the Month**
 - May 2024 – MaryBeth is going to look to see whose turn it is to pick.
- **Spring Events**
 - Easter Egg Hunt, 3.24 @ 2PM
 - Danielle is going to get bottled waters, cookies/macaroons, napkins.
 - MB, Kent, Danielle (Ben), LaVita, Stephanie
 - MB has 900 eggs that we will pass out.
- **Full Care**
 - **Spring Projects**
 - Moser Farm Road Landscaping (We have not yet received an invoice)
 - Geneva Springs Landscaping (Scheduled Early Spring 2024)
 - \$2,265
 - Fisher Court
 - Awaiting Quote
 - GO/MF Entrance Light Adjustment – still TBD
- **KY-1694/Norton Commons Blvd/Stone School Road: New Traffic Signal**
 - Timeline Scheduled for Spring-Fall 2024
- **Glen Oaks Apartment Zoning**
 - Public Hearing, 4.11 – they got 500 signatures so the meeting is likely being moved to a new date and a closer location.
 - Per GO HOA meeting, the neighbors are proposing the purchase of the land/country club. They have made an offer but no response from Jamie.
 - They have also hired an attorney (Don Cox) to fight the project if approved by Zoning and Planning.
- **Stop Sign Posts – Status Update (Hensley & Moser Farm Road)**
 - We've been getting quotes for new posts because the ones the county put in are bare bones and don't look great. We are soliciting quotes for new posts:
 - Louisville Custom Signs, \$9,364.99
 - Signs Now Louisville
 - Custom Signs, Crestwood
 - Gary Yurt suggests getting a quote from Duggins
 - They replace posts and mailboxes
 - MaryBeth is going to call Duggins to get a quote
- **Pavilion Concrete Post Fix**
 - \$725 quote

- **Lighting @ Back of MF Entrance**
 - We are going to try to purchase better solar lights to shine directly on the sign at the back of the neighborhood. Danielle thinks we can get 4 solar spotlights for approximately \$50.
 - If Kent approves, Danielle will purchase.
- **Spring Date for Moser Park Garbage Pick-Up?**
 - Nothing set yet.
- **Louisville Water Company**
 - Account needs to be updated – we need our Tax ID number.
- **Resident Projects**
 - Resident Projects, Katie Lacy
 - New Roof/Solar Panel Update Requested 1.28
 - **APPROVED PROJECTS**
 - Brent & Megan Flemming, 6111 Hensley Road, Deck Update
 - Noah Swain, 6019 John Moser Way (side yard) Installed
 - Rebecca Black, Matten Court, Patio Remodel
 - Wade Wing, Patio Construction

New Business:

- **Bylaws Signature**
 - MaryBeth is going to print and sign it, then we'll pass it around for everyone to sign.
- **Temporary Handicap Ramp, Corner of John Moser & Hensley**
 - We received a complaint from a neighbor and so we reached out to the homeowner since it had not been approved. Everything is good now.
- **GO Annual MTG – Requests from Residents at the 2/29/24 meeting**
 - Neighborhood Improvement Requests (based on Pickleball Survey)
 - Dog Park
 - Rubber Mulch @ Moser Park
 - Paved Nature Trail
 - Online Dues Payment Options
 - Financial Audits
- **Speed Limit Monitor**
 - We placed this on Hensley Road due to continued speeding.
 - We will consider hiring an officer to patrol if the speed monitor shows a recurring problem.
- **Bike to Beat Cancer**
 - Will take place again in August or September

- It would come through our neighborhood with a water spot and porta potty at the pavilion.
- It went well last year so there were no objections to letting them do it again
- **Yard Sale**
 - 3.23.24
 - 8.17.24
- **Junk Day**
 - 3.28.24
 - 8.22.24
- **Mailbox Updates, ~\$100 each**
 - There was a Facebook post about updating all mailboxes and the suggestion was that it would only cost \$100 per mailbox
 - We need to discuss whether this is something the Board would cover or whether it's something the residents would be responsible for.
- **Pending Resident Projects**
 - LaVita Chavous, Deck – replacing what's there (same size) with new materials, we will approve.
 - Dave and Erin Haydu, 6314 Zurich Court, Fence
 - MaryBeth is going to recommend a surveyor since they want to fence in the entirety of their backyard.
 - Maggie Hagman, 6205 Elizabeth Court, Survey/Fence Placement Proposal Received
 - Approved
- **Annual Report Due**
 - July, we will work on it later.
- **Other Business?**
 - Nothing
- **Next Meeting In Person**
 - April 24, 2024 at 7 pm
 - At MaryBeth or Stephanie's house
- **Adjournment – 8:23 pm**