

Moser Farms Homeowners Association Meeting Minutes

Monday, January 22nd, 2024
7:00 pm

Call to Order: 7:02 pm

Board Members Present

| | | |
|--------------------|--|--------------|
| MaryBeth Eubank | marybeth.5985@gmail.com | 270-206-1628 |
| Kent Billingsley | ktbillingsley@gmail.com | 859-753-8562 |
| Danielle Lewis | daniellelewis2525@gmail.com | 859-396-6843 |
| Stephanie Triplett | stephshookie@gmail.com | 951-526-3180 |
| LaVita Chavous | lavitachavous@outlook.com | 502-939-5528 |
| Ken Rodgers | ditkennyrodgers@gmail.com | 405-409-3433 |

Homeowners and Guests Present

Jill Olivier
Sarah Nettles (Glen Oaks)
Ashley Dehner
Anthony Rogers
Larry Landor
Jennifer Williams
Ann Mundt
Greg Taylor
Becky Zettwoch

Approval of [Previous Meeting Minutes](#): Motion to approve (D. Lewis); Seconded (Kent Billingsby); all in favor

Approval of [Bylaw Amendments](#): Motion to approve (MaryBeth); Seconded (Kent); all in favor

Treasurer's Report

- **Current Account Balances**
 - Checking: \$23,831.77
 - Savings: \$45,653.63
 - Bonds: \$1,510.49

Business to Address:

- **Moser Farms & Glen Oaks Amenities**
 - Presentation by Ashley Dehner, Sarah Nettles, Jill Olivier
 - Committee formed because a group of neighbors want to bring amenities to the neighborhood for older kids and adults to enjoy outdoors, something all four neighborhoods can share.

- Sent out email survey to residents of all four neighborhoods
 - 263 responses (113 Moser Farms; 126 Glen Oaks, 21 the Woods; 3 Reserves)
 - Responses indicate strong support for added amenities at the park and strong support for tennis/pickleball courts specifically (80%)
- PowerPoint presentation
 - Current neighborhood amenities (between all neighborhoods)
 - Additional amenities at the Glen Oaks Country Club, but you have to pay to join
 - Article regarding increased home values re pickleball courts
 - Proposed location – to the left, rear of playground space
 - Proposal is one tennis court, two pickleball courts (side by side)
 - No additional parking, which may help limit use by non-residents (since residents can walk, bike, or travel by golf cart)
 - Committee considered lighting but would not add lighting to not encourage use after dark (the rest of the park closes at dusk anyway)
 - Larry Landor asked whether we would require any kind of permitting from Oldham County, sidewalks, etc. – we aren't sure, Ashley Dehner said they can check.
 - Kent Billingsly asked whether this would change the MF tax obligations on the property (currently very low because this is considered “undeveloped property” but taxes are higher on developed property).
 - Anthony Rogers asked whether this will raise our HOA dues – not sure.
 - A one-time assessment is more likely (committee suggested \$200 per house)
 - One quote obtained - \$155k (with approximately \$1,000 every 3 to 5 years to resurface courts and replace nets)
 - Security concerns discussed (could consider adding camera if needed)
 - Agreed that we would need some kind of contract between all HOAs to address funding, insurance, liability, maintenance, etc.
 - Greg Taylor asked whether anyone has approached the owner of Glen Oaks Country Club to ask about putting tennis courts on some of the extra green space owned by the Club
 - Not yet
 - Any objections?
 - Greg Taylor says it's not likely to increase property values
 - General feedback is positive and we agree to move forward
 - Moser Farms Board will discuss increased insurance and potential tax costs
 - May want to ask Glen Oaks board to pay more because we are donating land
- Next Meeting – February 19, 2024 at 7 pm
- Adjournment – Motion (D. Lewis); Second (K. Rodgers); adjourned 8:39 pm