

Moser Farms Homeowners Association Meeting Minutes

Monday, February 19, 2024

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

Approval of Previous Meeting Minutes

Motion to approve (DJL); Second (MBE); approved

Treasurer's Report

2023 General Report: Income of ~\$60k and expenses of almost \$61k (but that included payment to Flock Security of \$8700 for security cameras and two years of monitoring. We will not have that same expense this year).

1. Current Account Balances

- a. Checking - \$31,981.77
- b. Savings - \$75,654.41
- c. Bonds - \$1,510.51

2. Unpaid Dues Update

- A. 6200 Interlaken - pd on 2/2, late fee + finance fee due
- B. 6104 John Moser Way - Unpaid Dues - check returned - account closed
- C. 6209 Interlaken - Unpaid Dues
- D. 9109 Geneva Cir - Unpaid Dues
- E. 6008 John Moser - pd on 2/2, late fee + finance fee due - letter sent on 2/3
- F. 6209 John Moser - pd on 1/25 for \$250 - did not deposit, sent email. Letter sent on 2/3
- G. 6303 Thomas Ct - Unpaid Dues

Kent will send letters to residents with outstanding dues.

Old / Unfinished Business

1. 2024 Amended Bylaws - Posted to Website?

Danielle emailed to MB, MB will post to website while she is making other updates.

2. Moser Farms & Glen Oaks Amenities

Committee presented last month regarding the idea of building a sports court down at Moser

Farms park. Board members agree we were impressed and it is a good idea. We still need lots of information (property taxes, insurance, split of initial cost and maintenance, formation of new entity to manage it, etc.). Issues still to be decided/information to be gathered:

- **Moser Farms Land Contribution?**
- **Meeting amongst all HOA's to discuss?**
- **Q&A Moser Farms Residents (survey to gauge interest and ability to pay)**
- **Request Tax Information?**
- **Request Survey of Land?**
- **Insurance?**
- **Parking**
- **Other Concerns (do we need to have money set aside to tear down if ever needed?)**

We are going to wait until after the next Glen Oaks meeting (and Board election) to see next steps.

3. Yard of the Month
a. May 2024

4. Spring Events

- **Easter Egg Hunt - Saturday, March 23, 2024 at 10 am**
- **MB will order 1,000 eggs from Oriental Trading**
- C. We will serve donuts, hot chocolate, and coffee**
- D. Kent, MB, LaVita, and Stephanie will help run it**
- E. Danielle will get cups, napkins, and donuts (100 donuts, 200 cups, hot chocolate packets, and coffee k cups)**

5. Full Care

- a. Moser Farm Road Landscaping**
 - i. Replacement Spring 2024**
- b. GO/MF Entrance Light Adjustment (so that it shines on the sign)**
- c. Geneva Springs Landscaping (Scheduled Early Spring 2024)**
 - i. \$2,265 (paid once complete)**
- d. Water Meter Leaking Pipe**
 - i. Corrected**

6. Flock Security Camera System

- a. Invoice received and paid in full**

7. KY-1694/Norton Commons Blvd/Stone School Road: New Traffic Signal a.
Timeline Scheduled for Spring-Fall 2024

8. Glen Oaks Apartment Zoning

- **Public Hearing, 2.22 @ 1:00PM**
- **<https://louisvilleky.gov/government/planning-design/upcoming-public-meetings>**
- **Can attend virtually or in person. MB plans to attend virtually.**

9. Stop Sign Posts Status (Hensley & Moser Farm Road)

- a. Louisville Custom Signs, \$3,105.62**
- b. Signs Now Louisville, \$932**

c. Rueff Signs, MB has requested a quote 2024

10. Pavilion Concrete Post Fix

a. Ken, Update?

11. Lighting @ Back of MF Entrance

a. This would require running electricity down there. LG&E (Darryl Evans) Load Sheet Needed from Electrician; Louisville Home Improvement

- We have pushed the project off because of the anticipated cost.
- Decided to try solar lights instead (potentially already there but may need replacing)

12. Spring Date for Moser Park Garbage Pick-Up

- Nothing formal planned but there is a fair amount of trash down at the park. We will pick up trash as we are able.

13. Interchangeable Event Signs

- a. \$120 per sign, \$8 per insert
b. Awaiting Proofs

14. PlexiGlass Install for Little Library on John Moser Way (one at the park is fine)

15. Louisville Water Company

- a. Account needs to be updated but it requires a tax ID number, which we don't have.

16. Resident Projects

1. 6312 Matten Court Property

- a. Property Sold, Dues up to date, Letter received stating so from OCCC

2. Resident Projects, Katie Lacy

- a. New Roof/Solar Panel (MB Requested Update 1.28)

3. APPROVED PROJECTS

- a. Rebecca Black, Matten Court, Patio Remodel
b. Wade Wing, Patio Construction

4. PENDING APPROVAL PROJECTS

- Maggie Hagman, 6205 Elizabeth Court, Fence Drawing Received (from Daren & Kelly Lancaster, Contractor); Board votes to approve

B. Noah Swain, 6019 John Moser Way (side yard)

- MB Requested update 1.28
- Noah responded on 2.18.24 with new request and proposed drawing but Board voted not to approve because fence would extend past the front of the house/into front yard, which is not allowed under the bylaws.
- MB is going to send back new drawing showing where fence can go.

New Business:

1. Gary Yurt, Fisher Court Landscaping needs attention
 - MB will ask Tim for a quote to refresh the landscaping there.
2. Full Care Landscape Maintenance Contract
 - Danielle will review and report back to Board. Everyone to weigh in on terms such as price, etc.
3. John Moser Way Christmas Decorations
 - If decorations are still there on March 1, we agree we'll send a letter.
4. Website Refresh
 - A. Copy/Design
 - B. MB has been working on this, we agree it would be nice to have a more updated website
5. HOA Management Software
 - a. <https://hoastart.com/>
 - b. <https://hoastart.com/pricing/?nonitro=1>
 - C. MB may do a demo and show the rest of us
6. Board Member Realignment
 - Could create official event/social chair; could designate one Board member responsible for initial review and recommendations for improvement requests
 - Could also shift others around to different roles if wanted
 - MB is going to create a list of positions and duties and circulate so that everyone can weigh in on what they would like to do.
7. Other Business? None
8. Next Meeting - March 21, 2024 at 7:30 pm
9. Adjournment - 8:35 pm