**Moser Farms Homeowners Association Meeting Minutes**

Thursday, July 11th, 2024 | 7:30 pm

**Call to Order**

**Board Members:**

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| X | MaryBeth Eubank | President | marybeth.5985@gmail.com |
| X | Danielle Lewis | Vice President | daniellelewis2525@gmail.com |
| X | Kent Billingsley | Treasurer | ktbillingsley@gmail.com |
| X | Stephanie Triplett | Social Chair | stephshookie@gmail.com |
|  | Ken Rogers | Architectural Chair | ditkennyrodgers@gmail.com |
| X | LaVita Chavous | Secretary | lavitachavous@outlook.com |

**Other Members Present:**

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**Previous Meeting Minutes Approval Kent, Treasurer:**

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| Checking Account | $26,889.21 |  |
| Savings Account | $75,660.59 |  |
| Bonds Account | $1,510.61 |  |
| Lien Status | $425 + $94=$519 | It has been filed. |

LaVita explained the lien process. It was a total owed of $425.00 plus $94.00 filing and release fee. For a total of $519.00. She also asked if there was any liability associated with her signing the lien. In order to create a lien document, it will need the Moser Icon. Marybeth will email it to LaVita and when it is complete, she will email it to Danielle and the board.

Financial audit is done. If we are under a million dollars in revenue, we don’t have to do one. We consulted with a CPA firm, and we don’t have to do one.

**Stephanie, Social Chair Report:**

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| Movie Night |  | Food trucks: Do we want to report what happened in June?We had 1 food truck show up:Everybody loves Bacon onJune 11th. They brought in $600Fried pickles showed upThe other one had to cancel due to the storm. They will show up on 7/16.Marybeth talked about the back-to-school movie in the park. Last year we did a poll on movies and a lot of people showed up in golf carts etc. Usually held Sunday night before school starts. This year will be Sunday, August 11th. Do we want to have food trucks and involve Glen Oaks? Possible movies: If, Inside Out, Megamind, Despicable Me, Garfield Movie, Migration of the Unicorn, Wish, Kung Fu Panda 4.Stephanie will put out a poll. Marybeth will contact food trucks. Start food trucks early 6-8, but the movie won’t start until it gets dark at 9. Shaved ice or some dessert, ice cream van. 8:30-dessert. |
| Monthly Meeting Minutes Updated on Website |  | Jan-May meeting minutes are on the website so that anyone who wants to access them will be able to. Marybeth will get with Stephanie. It is on wicks.com and Marybeth will provide log-in info. Stephanie asked -are we posting minutes on Facebook or the website? Danielle says she likes posting them on websiteStephanie said she will remind people about minutes. Marybeth said she thinks that’s a good idea. Do we want to post or do a reach alert? Stephanie and LaVita said we should just post because we don’t want to overuse reach alert. |
| Bike to Beat Cancer | 9.7.24 | Fight against Cancer wants to use our neighborhood again. We will send out a note reminding residents to be careful of bikers riding in the neighborhood. |

**Ken, Architectural Chair Report:**

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| Pavilion Post |  | Pavilion post- has been a long-term project. Marybeth will get there down there to see if it will be done. Complete on 8.1 |

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| Playground Mulch & Walking Path Wood Chips |  | We want to get the playground done with mulch and wood chipsKen reached out toLawncare. Their prices were a little less. He wanted to get them to quote rubber mulch. Marybeth will reach out to Ken to get an update on mulch quotes |
| Bill Brantley, 6300 Thomas Court | New Deck Addition, drawing and approval needed 7/15 | Marybeth tried to access the excel sheet, but it is telling her access is denied. She is trying to look up William “Bill” Brantley on 6300 Thomas Ct. to see if he has requested to have his deck built. It’s the one on the end between Thomas Court and Moser Farm. There is no email but there is a phone number. Marybeth will call him and ask him to send a drawing of his deck for approval. |
| North FamilyContact their architect:Email: Kevin Heuke kevin@heukearch.com502-608-3439 | 9011 Geneva circle. They want to enclose an existing covered porch to make a conditioned space that will be used as a sitting room off the kitchen. They also want to add a sitting room off of their bedroom that will fit inside the footprint of the existing deck. This addition will include a new roof and three new walls. Finally, they want to add a laundry/pantry addition to the side of the home that will be approximately 13‘ x 20‘. The additions will be constructed with a brick exterior and hardy board siding |  |

The ramp in the front yard on John Moser Way has been made more permanent. It looks a little nicer. Marybeth will let it be. Kent says we have to be careful setting a precedent about people just building structures without asking. We will risk other people doing it and an erosion of our neighborhood.

We will make a note that because it was on private property and because the resident had an immediate health need and was immobile and the resident did not ask approval, and we will not address it. However, we will address any issues in the future with other residents. We did have a conversation with the homeowner that this was not done correctly and explained the process.

**Danielle, Vice President:**

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| Glen Oaks Apartment Zoning | Pending Traffic Study post Stop Light Install Fall 2024 | Danielle-Nothing new.Another traffic study was going to be done. Glen Oaks Board delayed the vote. They are going to meet with the country club to see if they can buy it. Everything is on hold until when the stop lights are installed. |

**MaryBeth, President:**

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| Neighborhood Security | Off Duty Solutions$85 hour, 2 hr. minimum* Frequency
* Cost - Hours
* Join GO?
 | Marybeth did Ken’s section. Ken-security June 4th-18th for free. Nothing took place at that time. They haven’t been out here since. He wants to see if they can come back out. Marybeth wants to see if they can do a couple of days a week and see if it works but doesn’t want them to give people tickets. She wants them to focus on suspicious activities. Danielle agrees we should partner with Glen Oaks and chip in for a couple nights a week to supplement and the residents have shown that they have wanted it. $25.50 per officer from 11 pm-5 am (6 hours a night). Glen Oaks has done 11-5 coverage 5 days a week plus 2 random days. MB will touch base with GO and update everyone on how it is going for them.Off duty solutions are $85 an hour, 2 hour minimum. |
| HOA Merger | In discussion |  |
| Yard of the Month | July, MaryBethAugust, DanielleSeptember, KentOctober, LaVitaNovember, KenDecember, Neighborhood |  |
| Full Care Contract |  | Contract Approved |
| New Playground Equipment | Discuss |  |

**LaVita:**

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**Tabled Items**

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| HOA Management Software | Glen Oaks System | Tabled |
| Full Care Fisher Court Quote | $3,747.10 | 2025Full Court Fisher court-Kent said now is not a good time to plant. Let’s move plantings to 2025.Marybeth needs to approve the contract. |
| Gated Community Discussion |  | Glen Oaks had discussed making Glen Oaks a gated community. They have just started conversations on this. If they wanted to continue, we would probably be brought into this discussion |
| Louisville Water Company Account Update |  | Account Update NeededLouisville Water company. We need the tax update number and Marybeth said she doesn’t know how to get it.Backflow testing was done. Louisville Water requires us to do it every year.Everywhere water that enters the neighborhood has to be tested every year. |
| Moser Farms Pickleball Courts | Moser Farms LandContributionMaintenance Cost ~ $10Kover 3-5 YR periodReal Estate Attorney NeededMeeting needed amongst allHOA’s to discussQ&A Moser Farms ResidentsRequest Tax InformationRequest Survey of LandLong term concerns, consequences, parking | GO pickleball court has been delayed. We will keep it on the agenda but not do anything about it. |

Stop signs have been completed and Marybeth believes that they have been paid. Kent will see if they have been paid.

**In Closing:**

**Other Business**

1. Coffee with a Cop. We will put the info on social media too.

2. Next Meeting: August 7th @ 7:30 Danielle will send a zoom link closer to meeting date

3. Adjournment: 8:39 p.m. Marybeth asked for a motion. Danielle seconded