**Moser Farms Homeowners Association Meeting Minutes**

**Monday**, September 16, 2024 | 7:00 pm

**Call to Order**

**Board Members:**

|  |  |  |  |
| --- | --- | --- | --- |
| 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 | $23,192.02 |  |
| Savings Account | $55,662.83 |  |
| Bonds Account | $1,510.65 |  |

**Stephanie, Social Chair Report:**

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| 8.11 Movie Night | 6-8, Food Truck  7-9, Dessert Truck  9:00 Movie |  |
| Street Parking Alert | FaceBook  Reach Alert  Newsletter |  |
| Monthly Newsletter | FaceBook (as image)  Email  Website | Stephanie found a newsletter example she likes and wanted to know if we wanted to do it quarterly. Everyone likes the idea. |
| Monthly Meeting Minutes Updated on Website |  | Can LaVita email notes for June and August to the group and Stephanie will email them to the group?  Did the meeting get posted to the website? Danielle said she forgot.  Kent says we need to send out a notice, no election sign only for sale and to put the rules in the notice |
| Fall Yard Sale | 8.17.24 | Completed |
| Fall Junk Day | 8.22.24 | Completed |
| Bike to Beat Cancer | 9.7.24 | Completed. |
| Turkey Trot | 9.28.24 | Ladies of Glen Oaks and Moser are co-sponsoring events: (Thanksgiving morning run) and pumpkin carving at the park events suggested. Post it on the website. Kent would like to do coffee, and hot chocolate and donuts cups and napkins depending on HOA Board’s availability. Stephanie will post. Wants as many Keurigs as possible  Kent and LaVita may be out of town. Everybody else will be there. |

**Ken, Architectural Chair Report:**

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| Back entrance road |  | People are concerned about the back entrance to the neighborhood about getting the road fixed. The road is in rough shape. Marybeth will call a variety of people. |
| North Family  Contact their architect:  Email: Kevin Heuke kevin@heukearch.com  502-608-3439 | 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. | LaVita needs to send another email because she sent it wrong and it came back to the HOA Board. |

**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. GO 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 the stop lights are installed. |

**MaryBeth, President:**

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| Light outages | Email web address to report outage | Keith Karagianis reached out for light outages. Marybeth emailed him back |
| Full Care Contract | This week, 9/16 | They will be pressure washing the fence |
| Neighborhood Security | Off Duty Solutions  $85-hour, 2 hr. minimum   * Frequency * Cost - Hours * Join GO? | Glen Oaks shared what they were doing with law enforcement. They’re doing 4- 3 hours shifts during the day per week and then 2 during the weekend. Break ins have slowed down. LaVita suggested we wait because of their success. We are going to wait until October 31, or November and see if there are other issues.  We discussed doing 6 hours (2–3-hour shifts) each week twice a week is $500 equals $2,000 a month. MB will reach out to the contact and get it started around fall break October 21st. Random days and coordinate with Glen Oaks. |
| HOA Merger |  | Nothing has been mentioned about merger. Kent suggests we should table this discussion. Approved |
| Yard of the Month | July, MaryBeth  August, Danielle  September, Kent  October, LaVita  November, Ken  December, Neighborhood | Kent has yard of the month for September. The sign is at 6008 John Moser Way.  MB has not researched the yard of the month but will. We have a little time |
| New Playground Equipment | Discuss | Marybeth will research |

**LaVita:**

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| Email Organization |  | Can LaVita organize emails into categories? |

**Tabled Items**

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| Full Care Fisher Court Quote | $3,747.10 | We will revisit in the spring 2025. |
| Playground Mulch & Walking Path Wood Chips | Full Care: Playground Mulch, $1,365.80 Wood Chips, $4,664 Rubber Mulch, $26,839.20 Louisville Lawn Care: Playground Mulch: $1,440 Wood Chips: $1,250 Labor Hours: $2,400 Rubber Mulch: $25,320 | We will revisit in the spring 2925.  Moser Farms/Glen Oaks pickleball court has been tabled |
| Louisville Water Company Account Update |  | Account Update Needed  Louisville Water company. We need the tax update number and MB 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 Land  Contribution  Maintenance Cost ~ $10K over 3-5 YR period  Real Estate Attorney Needed  Meeting needed amongst all  HOA’s to discuss  Q&A Moser Farms Residents  Request Tax Information  Request Survey of Land  Long term concerns, consequences, parking | Kent suggests we should table this discussion. Approved |
| HOA Management Software | Glen Oaks System | Kent suggests we should table this discussion. Approved |
| Gated Community Discussion | Pending Glen Oaks’ lead | The gated community discussion and implementation is dependent on Glen Oaks leading it.  Kent suggests we should table this discussion. Approved |

**New Action Items**

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| None |  |  |

**In Closing:**

1. Other Business

None

1. Next Meeting: Monday, October 14th@ 7:00. Danielle will send a zoom link closer to meeting date. Kent mentioned holding another Annual meeting held in December at the fire station. It was a good turnout. It will be December 2nd @ 7:00 p.m. We need to send out a letter of no more than 30 days or less than 10. We hired a company and bought envelopes. LaVita will host November for us to stuff envelopes. Danielle will send the letter I’m going to compose, and I will drive to pick them up after they’re done.
2. Adjournment: 8:30 p.m. Marybeth asked for a motion. Danielle seconded