**Moser Farms Homeowners Association Meeting Minutes**

Monday, October 14, 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 |
| X | 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 | $22,232.09 |  |
| Savings Account | $55,663.75 |  |
| Bonds Account | $1,510.67 |  |

**Stephanie, Social Chair Report:**

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| Fall Festival, 10/27 @4 p.m. | DonutsApple Cider  | DanielleWe will have pumpkin carving and face painting |
| Turkey Trot Event 10/28 @ 9 a.m. | Hot choc/coffee cupsDonutsNapkinsCups | MaryBeth |
| Street Parking Alert | FaceBookReach AlertNewsletter |  |
| Quarterly Newsletter | FaceBook (as image)EmailWebsite | Stephanie sent out the newsletter. Everyone seemed to like it. |
| Monthly Meeting Minutes Updated on Website |  | Can LaVita email notes for June, July and August to the group and Stephanie email them to the group?Did the meeting get posted to the website? Stephanie said she forgot but will post in the future. Danielle will send the link out for the meeting and Stephanie will post simultaneously the week of the meeting.MaryBeth will send an edited version of the meeting minutes and LaVita will put her notes on that and MaryBeth will post |

**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 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.  | North family wants to add a butler’s pantry and two sitting rooms on the back of their house in brick. It is a huge addition, and Ken will let them know the project is approved.  |
| Park Vandalism | The park was vandalized with graffiti and obscene artwork | Kent cleaned it up and we are going to share a FaceBook post about the fact that it is a crime and if anyone knows who is responsible and also urge parents to keep an eye on their kids. |

**Danielle, Vice President:**

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| Glen Oaks Apartment Zoning | Pending Traffic Study post Stop Light Install Fall 2024 | The new traffic lights have been installed. We’re not sure when they will be operational. |

**MaryBeth, President:**

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| Back entrance road |  | They didn’t pave all that we thought they were. Should we call and ask if they are done. D says maybe there is another part to be done, and MB will call. Ken says ask about the drainage too because if they don’t fix that. It will continue to damage the road. |
| 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?
 | Security will begin next Monday night. We had a letter from a resident who wants police patrol to focus on break-ins and not so much traffic control. He requests morning hours.There will be 2-3 hours shifts, night/overnight hours, random daysWe will coordinate with Glen Oaks |
| Yard of the Month | September, KentOctober, LaVitaNovember, KenDecember, Neighborhood | Kent picked 6208 Interlaken Way. LaVita has October and Stephanie will post. This is the 2nd time this house has won. The resident really works hard on his yard. |
| New Playground Equipment | Discuss | Marybeth will research |

**LaVita:**

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| 6022 John Moser Way | The resident keeps parking a trailer in the driveway and has a sign in the yard. Need to send a letter | LaVita sent a letter to 6022 John Moser Way. There are no consequences if they still park. We will discuss amending the by-laws to address this specifically to fine. Danielle will research the legalities. Danielle says we will need to keep detailed records of who reported it, and how many days it’s been there. MaryBeth will ask David Such what they have done in the past. We will wait to second a notice until we determine consequences. |
| Email Organization |  | LaVita organize some of the emails into categories. More work to be done |

**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 NeededLouisville 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. |

**New Action Items**

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| Stuffing Envelopes for the annual meeting | Some members may be out of town to stuff envelopes, but we will get it done. MaryBeth will host in November for us to stuff envelopes. LaVita is going to compose a letter, and Danielle will send it | Kent wants to make sure we have enough supplies: envelopes and stamps. Danielle will get the stamps and envelopes ordered at the same time. Danielle says the annual notice has to go out between November 2-22nd . we need to mail by October 19th or 22nd. LaVita needs to update the letter. Residents’ names need to be updated with names and emails. We will use current residents. Ken will run labels |
| Annual Meeting  | December 2nd @ 7:00 p.m.Kent mentioned holding another Annual meeting in December at the fire station. It was a good turnout last year. We need to send out a letter of no more than 30 days or less than 10. We hired a company and bought envelopes last year.  | Kent said do we have any agenda items? We can do a Year in review, Danielle suggests we invite a Glen Oaks Board Member for an update and sharing of information, or we find out the information and update everyone. MaryBeth thinks that’s a great idea. MaryBeth asks should we have someone come in and give an update on the road project?Danielle suggests a security update |

**In Closing:**

1. Other Business: None
2. Next Meeting: Monday, November 18th@ 7:00 p.m. Danielle will send a zoom link closer to meeting date.
3. Adjournment: 7:53 p.m.