**Moser Farms Homeowners Association Meeting Minutes**

Thursday, February 6, 2025 | 6:30 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 |  |
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| Dues |  | There are 4 outstanding dues and we heard from 1 family that was out of town. Two asked for a different way to pay (1 Venmo and 1 wanted checking account info and we refused to do that). We may want to look into alternative ways to pay dues at a later date. MaryBeth mentioned that Glen Oaks spend $189 a month on the HOA computer program system, and this would help with an alternative way to pay. Kent says if we get rid of something else $400, we may be able to do it and Ken said he would like to look at it; if it saves us money then great but if it just saves time, then no.Discussed the lien on the Locke’s. ken wants a copy from me to put in a file. They still have not paid, so dues will accrue. |
| Budget |  | Ken discussed a 3-year budget and a 2026 budget proposal re: dues with the increase in dues from $300 to $350 and explained the budget in depth. Neighborhood improvements and security are the only categories we can control; He proposes to change fees from $350 to $425. We have had one increase in the last 5 years. Stephanie asked why general insurance is positive instead of a negative and Ken stated that it should be negative and that was an error. Glen Oaks just raised their dues to $475. We need a cushion to manage big expenses that we may have to deal with in the future. A large majority of monies go to cutting grass. MaryBeth is looking to see where we can cut costs. |

**Stephanie, Social Chair Report:**

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| Turkey Trot Event was 10/28 @ 9 a.m. | Hot choc/coffee and donuts were served  | Turkey Trot went well.  |
| Easter Egg Hunt | FaceBookReach AlertNewsletter | Working on plans for the Easter Egg Hunt for Sunday, April 13th. This is the Sunday before Easter which works better. MaryBeth will make sure signage is up and we will have more meetings on this.  |
| Quarterly Newsletter | FaceBook (as image)EmailWebsite | Stephanie is sending out the newsletters and posting as much as she can. She will be sending it out in March. |
| Monthly Meeting Minutes Updated on Website |  | Stephanie will post the meeting minutes |

**Ken, Architectural Chair Report:**

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| Park/Playground |  | He has park cameras with batteries in it and he has to figure out how to use it and his neighborhood credit card doesn’t work anymore. Kent will give him access to his neighborhood credit card. The camera can be turned on and off and moved. MaryBeth states the playground needs two spots painted and Ken will take a look at it. |
| Fence installation request |  | There is a fence installation request in the email if we want to look at it. We are waiting for the survey. |

**Danielle, Vice President:**

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| Glen Oaks Apartment Zoning |  | She has not heard anything about the apartment development. Have we heard anything about Glen Oaks status talks with Jamie? MaryBeth said no. Danielle says the Hensons are moving because they got a job. Ken said Glen Oaks has a couple of board vacancies and they are trying to fill them. |
| Gated community |  | MaryBeth discussed the gated community-we cannot have one because we do not own the roads and would have to purchase them. |

**MaryBeth, President:**

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| Back entrance road |  | MaryBeth called the Oldham County engineering office, and they said the road department should be coming back to finish the road work at the back of the neighborhood. |
| Neighborhood Security | Off Duty Solutions$85-hour, 2 hr. minimum* Frequency
* Cost - Hours
* Join GO?
 | Kent asked what’s included in security. Ken stated the flock cameras and police security which is approximately $2300 a month. Kent asked what we think about the flock cameras. Glen Oaks is hesitant to renew and if they do not renew, we won’t either. The issue is it worth spending the amount of money for the lack of return we get? We’ve only had one time that it has actually helped us. The perpetrators usually use stolen cars, or we could not read the plates accurately. MaryBeth suggests that we get rid of Flock and use it somewhere else. |
| Yard of the Month | Neighborhood | MaryBeth asked LaVita if she had chosen an October yard of the month and she replied , she thought Ken or Kent had chosen a yard and would look back at her notes.  |
| New Playground Equipment | Discuss | Marybeth continues to research equipment |

**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 |

**New Action Items**

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| Resident Directory |  | MaryBeth says some residents have mentioned wanting a directory and password protecting it. There was concern about putting the residents info on the homeowners website. It would be voluntary, but some people may want to opt out. Danielle mentioned making it a PDF and emailing it to the residents each year.  |
| Zoom Account |  | Zoom cut off about 7:13 pm because we only had 40 minutes, so we will need to discuss whether to purchase our own zoom account. It costs about $20.  |

**In Closing:**

1. Other Business: None
2. Next Meeting: March. Date and time TBD. Danielle will send a zoom link closer to meeting date.
3. Adjournment: 7:13 p.m.