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## MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

**JULY 17, 2019**

### **CALL TO ORDER**

The Magnolia Place Subdivision annual meeting was called to order at 7:20 p.m.

### **ATTENDANCE**

Those who were in attendance were Eddie Whitworth, Case & Lindsay Hoskins, Linda Binion, Chris & Katy Kleymeyer, Asher Myatt, Bill & Barb Howlett, Ron & Brenda Barrickman, Andy Raisor, Gerald Entrekin, Shannon Gregory, Erin Sloan, Brad Allen, Ryan & Megan Libke, Jeff Brown, Jonathan Cook, Gary & Pattie Waggoner, & Dwight & Akemi Johnson.

### **CALLING OF THE ROLL AND CERTIFYING THE PROXIES**

Ryan welcomed everyone to the meeting and introduced the Board Members. He noted the sign-in sheet will be used as the calling of the roll for the meeting. He asked if anyone had any proxies from non-present residents. Two proxies were presented, one from Beth Brown assigning Ryan Libke as her proxy, and one from Linda Penn assigning Chris Kleymeyer as her proxy. He encouraged everyone to provide the Board with their email address so they will receive all emails sent out by the Board.

### **PROOF OF NOTICE OF MEETING**

The proof of notice of meeting was emailed on June 14, 2019 and a copy put in everyone's newspaper box on June 17, 2019. The meeting notice was also placed on the Magnolia Place Neighborhood Facebook page.

### **READING AND APPROVAL OF MINUTES**

Ryan noted copies of the minutes from last year's annual meeting were on each table for everyone to read. Dwight Johnson motioned to approve the minutes as presented. Chris Kleymeyer seconded. All approved.

### **TREASURER'S REPORT**

Katy Kleymeyer went over the treasurer's report. As of June 30, 2019, there was a balance of \$13,322.05 in the account. There are still eleven homeowners who have not paid their annual dues as of July 15, 2019. If they have not paid by August 1, 2019, a lien will be placed on their home. Bill Howlett questioned the amount of the water bill for November 2018. Katy explained there was a problem with the sprinkler system. There were no further questions.

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## **ANNUAL BUDGET REVIEW AND APPROVAL**

Katy Kleymeyer then went over the proposed budget for 2019-2020 line per line. There was a question in regards to the increase for the front entrance budget. There was a question in regards to the increase for the front entrance. Ryan explained the Board increased that item to make sure there was enough to cover the maintenance, mowing and mulching. Erin Sloan motioned to approve the 2019-2020 budget. Bill Howlett seconded the motion. All approved.

## **COMMITTEE REPORTS**

Ryan gave the report for the Welcome Committee. He informed the members that since Beth Brown's resignation from the board he has filled in and relied on PVA records to provide new homeowners with the information packet.

Andy Raisor gave the report for the Front Entrance Committee. He introduced the committee members: Jonathan Cook, Jeff Brown, Ryan Libke and himself. He explained the two blue spruces were dying and were replaced with two holly bushes. The spruces were removed by Beckham's Lawn & Landscaping at a cost of \$309.00 and that included disposal of the trees. The two holly bushes were planted by Jonathan and Ryan. Jonathan noted the flowers were donated and were planted by the committee and neighborhood kids at no cost to the HOA. He also noted sod was added to the lawn area in front of the south wall to decrease the size of the mulched bed and to make it mower friendly. The committee recommended the hiring of Joe Pridmore to mow, weed, mulch, trim bushes and maintain the front entrance for a one year contract. Andy replaced and rewired the landscape lighting and the Christmas decorations are done by the committee each year.

Ryan provided a report for the Yard Sale Committee. There were two yard sales this fiscal year one in the fall and one in the spring. Asher Myatt sponsored the spring yard sale by advertising in the local newspaper and posting yard sale signs at the front entrance and nearby intersections. The Allen's and Gregory's helped as well. The board is looking for someone to chair the yard sale committee.

## **ELECTION OF DIRECTORS**

Those current board members who were up for election include Ryan Libke, Andy Raisor, and Beth Brown (resigned from the board February 13, 2019) and they are for a two year term. Andy Raisor announced that he was not going to run for another term. Ryan asked for nominations:

Two-year Terms:

- Jeff Brown nominated Ryan Libke. He accepted.
- Jonathan Cook nominated Bill Howlett. He accepted.

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### **Vacant - Secretary**

### **Katy Kleymeyer - Treasurer**

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- Ryan Libke nominated Dwight Johnson. He accepted.

Ron Barrickman motioned to approve the three nominations. Chris Kleymeyer seconded. All approved.

Ryan noted Jon Ballard has resigned from the board as his family is moving out of the neighborhood and a nomination for his un-expired term was warranted. Ryan asked for nominations:

One-year Term:

- Jonathan Cook nominated Brad Allen. He accepted.

Chris Kleymeyer motioned to approve the nomination. Gary Waggoner seconded. All approved.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**

This section of the meeting mostly consisted of questions by residents and answers by the board. Each question/answer is listed below.

Chris Kleymeyer asked about changing the restrictions to allow sheds. Ryan noted a committee should be formed and the committee will present their recommendation to the board. Ryan noted the board will review the restrictions for the process to amend the restrictions, but believes it requires 100% of all homeowners (everyone who has their name on their home's deed) would have to agree to the change. Chris Kleymeyer, Dwight Johnson and Gary Waggoner agreed to serve on the committee and present their recommendation to the board. Chris Kleymeyer made a motion to approve the committee. Gary Waggoner seconded. All approved.

Eddie Whitworth expressed his concerns about homeowners running an AirBnB from their homes and asked if the restrictions allow businesses to be operated from their homes. Ryan read the restrictions concerning businesses being run from homes. Amended Restrictions from Section 1 and Restrictions from Section 2 states:

14. No trade, business or commerce of any kind shall be carried out upon any lot. No sign for advertising or for any other purpose shall be displayed on any lot or a building or a structure on any lot, except one sign for advertising the sale or rent thereof, which shall not be greater in area than nine (9) square feet; except the developer shall have the right to erect signs when

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advertising the subdivision. This restriction shall not prohibit placement of occupant name signs and lot numbers as allowed by applicable zoning regulations.

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Ryan noted Shelby County and the cities of Shelbyville and Simpsonville have not adopted a short-term rental ordinance to address AirBnB's and noted the board will need the assistance of an attorney to review the restrictions and provide the board with an opinion if running an AirBnB violates them. Chris Kleymeyer made a motion authorizing the board to hire an attorney to give advice to the board based off the restrictions. Brad Allen seconded the motion. All approved.

### ADJOURNMENT

Jonathan Cook made a motion for the meeting to adjourn. Jeff Brown seconded the motion. The meeting adjourned at 8:28 p.m.

Katy Kleymeyer won the gift card.