
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

ANNUAL MEETING MINUTES JULY 29th, 2021

Jim Oates – Vice-President

(Acting President)

163 Blossom Circle

oatesjm53@gmail.com

502-548-2726

Dwight Johnson – Vice-President

197 Blossom Circle

n5212t@gmail.com

937-272-5122

Bill Howlett – Secretary

144 Blossom Circle

howlettw@yahoo.com

404-610-7406

Katy Kleymeyer – Treasurer

138 Blossom Circle

craftykaty@me.com

502-220-2855

Brad Allen – Board Member

161 Blossom Circle

bradallen68@att.net

502-321-4263

P.O. Box 503

Shelbyville, KY 40066

www.mpshoa.com

mpshoa@yahoo.com

SHELBY COUNTY SHERIFF MARK MOORE

Prior to the meeting during the dinner portion of the evening, Sheriff Mark Moore discussed community parking and other areas of community interest. He provided the meeting attendees a copy of Kentucky State Regulation 189.450 (attached) which covers parking.

He noted that some vehicles in the past parked on Blossom Circle were given warning citations in error. He pointed out that the regulation “allows” parking on the road in suburban areas as long as the parked vehicle does not impede the flow of traffic. He also stated any signs put up limiting parking on the street were also put up in error. He did go on to point out that paragraph 5 of the regulation does restrict parking on sidewalks, in front of driveways, and several other instances listed in the regulation. Other areas that the Sheriff’s Office is concerned about is speeding, running stop signs and community theft rings.

The gathering agreed that residents should not park vehicles across from each other as this does impede traffic flow for large vehicles like buses and emergency vehicles.

CALL TO ORDER

The Annual Meeting was held in the Waldrige Room at the Clear Creek Park Family Activity Center and called to order by Jim Oates, the Association Board of Directors Acting President, at 7:02 pm.

CALLING OF THE ROLL & CERTIFICATION OF PROXIES

All 5 remaining Board Members were present. Jim Oates (Acting President, Katy Kleymeyer (Treasurer), William Howlett (Secretary, Brad Allen (Member at Large), and Dwight Johnson (Member at Large).

The following other homeowners were in attendance.

Eddie Whitworth, Judith VanHorn, Diane Bickers, Case and Lindsay Hoskins, Mary Stratton, Linda Binion, Gabrielle and Jesse Kemper, Chris Kleymeyer, Asher Myatt, Chuck and Rita Mann, Sean Reeder, Barbara Howlett, Ron and Brendon Barrickman, Jeanna and Thomas Hendren, Christine Duke, Angie Allen, Debra Oates, Linda Wade, Nate and Amy Ennis, Linda Penn, Joyce and Hank Wiseman, Paul and Kim Cole, Jeff Brown, Kevin and Pam Flannagan, Gary and Pattie Waggoner, Tim and Paula Mock.

Proxies were held as follows:

Jeff Brown for Beth Brown.

Brad Allen for Maurice and Nancy Hollings worth.

Bill Howlett for Jonathan and Nancy Cook.

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PROOF OF NOTICE OF MEETING

Bill Howlett showed the notice (attached) that was put in every homeowner's newspaper box and sent to the email of homeowners that elected to receive emails from the HOA. He also pointed out that if homeowners want to make sure they receive the emails they should ensure the emails are not going to their spam folders.

READING AND APPROVAL OF MINUTES

Bill Howlett summarized the minutes of the July 16th, 2020 meeting. Meeting minutes are on file with the Secretary. Minutes were approved by voice vote.

It was suggested that a link to the MPSHOA Website be put on the Magnolia Place Subdivision Facebook page as the HOA does not administer the Facebook page but it would be nice to have the link. Bill said he would talk to Josh Settles the administrator of the Facebook Page.

TREASURER'S REPORT

Katy Kleymeyer presented the Financial Report showing the spending by the Association over the past year. (attached)

Chris Kleymeyer moved to approve the Treasurer's Report and Asher Myatt seconded the motion. Report was approved by voice vote.

ANNUAL BUDGET REVIEW AND APPROVAL

Katy summarized the proposed Annual Budget (attached) for this coming year. She noted that Homeowner Dues would equal 83 homes at \$125 each for a total of \$10,375. This plus the current balance of \$13,501.53 puts the Associations total assets at \$23,876.53.

78 homeowners have paid their annual assessment leaving 5 unpaid. Letters would go out in August reiterating payment is due. Next step would be certified letter and then acquisition of lien against property. Current Association balance is \$20,513.47.

Discussion included explaining that the county was responsible for road maintenance, the Association's main expenses were the front entrance maintenance, that there is insurance covering the Board members and the reserve now reaching \$10k has been used in the past for the sprinkler system and lights at the front entrance.

Gary Waggoner moved the Budget be approved. Chris Kleymeyer seconded. Budget was approved by voice vote.

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COMMITTEE REPORTS

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Welcome Committee Report – Christine Duke

At the opening of the meeting Christine Duke welcomed these new homeowners to the neighborhood. Paul & Kimberly Cole – 181, Gabrielle & Jesse Kemper – 137, Keith & Kim Mitchell – 180, Chip & Sarah Connor – 146, the McAllisters – 115, and Corey & MacKenzie Boughey – 186.

Rita Mann suggested the Association raise the Annual Budget for the Welcome Committee to \$250. After Katy pointing out that such a move would decrease the amount going to the reserve, Rita Mann moved to raise the Welcome Committee Budget to \$250. Chris Kleymeyer seconded. Motion was approved by voice vote.

Yard Sale – Asher Myatt

Asher suggested the time frame for the June Yard Sale be permanently set to ensure people can adequately prepare for the event. After discussion Brad Allen moved the June Yard Sale always be the first Saturday in June. Katy Kleymeyer seconded. Motion approved by voice vote.

As for a Fall Yard Sale, Jim Oates suggested we pole the community to see if there was sufficient interest to warrant a fall event. Everyone agreed.

Front Entrance Committee – Jim Oates

Jim reported everything was going smoothly and that volunteers along with Joe Pridmore, contracted for mulching and grass cutting, kept the front entrance looking good.

ELECTION OF DIRECTORS

Jim Oates explained that there were three vacancies on the board that had to be filled. One to replace Ryan Libke who resigned earlier in the year and two others to fill the slots of Dwight Johnson and Bill Howlett whose terms were ending. Nominations could be made by any homeowner and there would be no limit on nominations. Once nominations were closed, homeowners would have three votes. They could be cast any way the homeowner wanted to include three votes for the same nominee. At this time Bill Howlett made sure all eligible homeowners had their voting sheets to include appropriate proxies.

Nominations included Linda Penn, Jonathan Cook and Sean Reeder. Since there were no further nominations and three positions needed to be filled the three nominees were considered uncontested and therefore elected to be Directors.

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

OLD BUSINESS

Restriction Changing – Jim Oates

Jim advised the attendees that changing the restrictions is not something the Association can do on its own. The HOA restrictions were not written with an expiration date so they could only be changed with 100% approval of the homeowners and/or a Judge's Order.

Since the Board had been given conflicting guidance in the past, it would basically have to start over. The first thing to be done would be to hire an impartial lawyer with experience in the field to get the most accurate information upon which to move forward. Jim assured the attendees that any guidance would be transmitted to the homeowners before any changes were made and that homeowners would be given lots of time to review all efforts to change the restrictions.

NEW BUSINESS

Children Playing Signs - It was brought up that the children playing signs need to be replaced. Jim agreed the Board would look into it.

Mailboxes – Jim advised that the old wooden mailboxes were no longer available and there need to be some type of standard for mailboxes for the future.

Rules and Regulation Document – Jim reported that the Board was looking into creating a Rules and Regulation document, which is authorized in the Restrictions, to further clarify standards necessary to meet some restrictions. Mailboxes would be one of those items. Other items include Garbage Can Street Visibility, Yard Maintenance, Projected Construction Timelines, Golf Cart usage and Pets. A side note was made here that sidewalks are the responsibility of the homeowners to maintain. Chris Kleymeyer noted whatever was created needed Homeowner review time and a vote by the entire Association. Jim assured him this would happen.

Jim asked for volunteers to be on the Rules and Regulation Committee and the following homeowners volunteered. Chris and Katy Kleymeyer, Chuck and Rita Mann and Amy Innis.

Trail Parking Lot - It was brought up that the people were using the parking lot behind the subdivision to party late into the night causing a disturbance and it promoted a crime risk. Jim said he would talk to the park about reinstalling the gate and locking it at night.

Tourism sign at Front Entrance - It was reported that there was a sign recently installed that limited the sight for drivers attempting to turn onto Burks Branch. It was suggested that the Board talk to the County Tourism Office to see it could be removed.

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Signage – It was pointed out that there were signs being posted in the community that were not allowed. The only signs permitted are those to advertise the sale or rent of a home, open houses and political signs during election season. Specific guidance will be forthcoming in the Rules and Regulations document.

Trash Cans – Restrictions say trash cans cannot be visible from the street. This will be covered in the Rules and Regulations Document but homeowners should expect this to be enforced in the future.

Sheds – Current Restrictions say sheds cannot be freestanding. Sheds can be built onto the main structure but must meet the same architectural motif of the house.

Summary of Sheriff's Talk – For those that missed the Sheriff's presentation before the meeting began, parking is permitted on the community streets as long as it does not impede traffic. This means homeowners should not park directly across from another parked vehicle. This can be a real problem with school buses and emergency vehicles. Parking on sidewalks and in front of driveways is definitely prohibited.

ADJOURNMENT

Motion to adjourn by Bill Howlett. 2nd by Asher Myatt
Meeting adjourned at 8:18 pm.

Diana Bickers won the \$25 Door Prize.

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189.450 Stopping, standing, parking, or repairing vehicle on roadway or shoulders of highway.

- (1) No person shall stop a vehicle, leave it standing, or cause it to stop or to be left standing upon any portion of the roadway; provided, however, that this section shall not be construed to prevent parking in front of a private residence off the roadway or street in a city or suburban area where such parking is otherwise permitted, as long as the vehicle so parked does not impede the flow of traffic. This subsection shall not apply to:
- (a) A vehicle that has been disabled on the right-of-way of such a highway in such a manner and to such extent that it is impossible to avoid the occupation of the shoulder of a state-maintained highway or impracticable to remove it from the shoulder of the highway until repairs have been made or sufficient help obtained for its removal. In no event shall a disabled vehicle remain on the shoulder of a state-maintained highway for twenty-four (24) hours or more;
 - (b) Motor vehicles when required to stop in obedience to the provisions of any section of the Kentucky Revised Statutes or any traffic ordinance, regulation, or sign or the command of any peace officer;
 - (c) Vehicles operating as common carriers of passengers for hire and school buses taking passengers on such vehicle or discharging passengers therefrom; provided, that no such vehicle shall stop for such purposes at a place on the highway which does not afford reasonable visibility to approaching motor vehicles from both directions;
 - (d) Vehicles which are stopped for a period of not more than fifteen (15) minutes at a time for the purpose of collecting and transporting solid waste as defined in KRS 224.1-010(30)(a), and which are operated by a:
 - 1. Collection service registered in accordance with KRS 224.43-315; or
 - 2. Person or organization actively participating in the Adopt-a-Highway Program; or
 - (e) Any vehicle required to stop by reason of an obstruction to its progress.
- (2) When any police officer finds a vehicle standing upon such a highway in violation of this section, he may move or cause to be moved the vehicle or require the operator or other person in charge of the vehicle to move it. The police officer may cause the vehicle to be removed by ordering any person engaged in the business of storing or towing motor vehicles to remove the vehicle to a site chosen by such person. Ownership of the vehicle shall be determined by the police officer's enforcement agency through the vehicle's license plates, serial number, or other means of determining ownership. As soon as practicable, the police officer's enforcement agency shall notify the owner by mail that the vehicle was illegally upon public property; the name and address of the storage facility where the vehicle is located; that removal of the vehicle from the storage facility will involve payment of towing and storage charges; and that the vehicle may be sold pursuant to the provisions of KRS 376.275 if not claimed within sixty (60) days. No notification shall be required if ownership cannot be determined. In the event of a sale pursuant to KRS 376.275, the state shall receive any proceeds after the satisfaction of all liens

placed on the vehicle.

- (3) No vehicle shall be parked, stopped, or allowed to stand on the shoulders of any toll road, interstate highway, or other fully controlled access highway, including ramps thereto, nor shall any vehicle registered at a gross weight of over forty-four thousand (44,000) pounds be parked, stopped, or allowed to stand on the shoulders of any state-maintained highway, except that, in the case of emergency or in response to a peace officer's signal, vehicles shall be permitted to stop on the shoulders to the right of the traveled way with all wheels and projecting parts of the vehicles, including the load, completely clear of the traveled way. Parking of any vehicle which is disabled on the shoulders of a toll road, interstate highway, other fully controlled access highway, including ramps thereto, or any state-maintained highway not mentioned in this section for twenty-four (24) hours continuously is prohibited and vehicles violating this provision may be towed away at the cost of the owner.
- (4) When any police officer finds a vehicle unattended upon any bridge or causeway or in a tunnel where the vehicle constitutes an obstruction to traffic, the officer may provide for the removal of the vehicle to the nearest garage or other place of safety as provided in subsection (2) of this section.
- (5) No person shall stop or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic control device, in the following places:
 - (a) On a sidewalk;
 - (b) In front of sidewalk ramps provided for persons with disabilities;
 - (c) In front of a public or private driveway;
 - (d) Within an intersection or on a crosswalk;
 - (e) At any place where official signs prohibit stopping or parking;
 - (f) Within thirty (30) feet upon the approach to any flashing beacon, stop sign, or traffic control signal located at the side of a roadway;
 - (g) On any controlled access highway;
 - (h) Within a highway tunnel;
 - (i) Within fifteen (15) feet of a fire hydrant; or
 - (j) In an area between the roadways of a divided highway.
- (6) No person shall move a vehicle not lawfully under his control into any such prohibited area.
- (7) The restrictions in subsection (5)(e) of this section shall not apply to sheriffs and their deputies or police officers when operating properly identified vehicles during performance of their official duties.

Effective: June 29, 2017

History: Amended 2017 Ky. Acts ch. 117, sec. 21, effective June 29, 2017. -- Amended 2016 Ky. Acts ch. 19, sec. 1, effective July 15, 2016. -- Amended 2006 Ky. Acts ch. 173, sec. 19, effective July 12, 2006. -- Amended 1994 Ky. Acts ch. 405, sec. 39, effective July 15, 1994. -- Amended 1988 Ky. Acts ch. 80, sec. 1, effective July 15, 1988. -- Amended 1986 Ky. Acts ch. 322, sec. 1, effective July 15, 1986. -- Amended 1982 Ky. Acts ch. 318, sec. 1, effective July 15, 1982. -- Amended 1980 Ky. Acts ch. 163, sec. 1, effective July 15, 1980. -- Amended 1974 Ky. Acts ch. 405, sec. 1. -- Amended 1970 Ky. Acts ch. 93, sec.

11. -- Amended 1964 Ky. Acts ch. 25, sec. 1. -- Amended 1962 Ky. Acts ch. 288, sec. 2. -- Amended 1954 Ky. Acts ch. 235, sec. 1. -- Amended 1952 Ky. Acts ch. 206, sec. 3. -- Recodified 1942 Ky. Acts ch. 208, sec. 1, effective October 1, 1942, from Ky. Stat. sec. 2739g-48.

MPSHOA Annual Meeting

From: William Howlett - Secretary MPSHOA (mpshoa.yahoo.com@send.mailchimpapp.com)

To: howlettw@yahoo.com

Date: Tuesday, June 29, 2021, 12:57 PM EDT

[View this email in your browser](#)



MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOCIATION, INC. Annual Meeting

Date: July 29th, 2021

Time: 6:00pm Dinner 7:00pm Meeting

**Location: Clear Creek Park Family Activity Center
(Waldrige Room)**

**SPECIAL INVITED GUEST
SHELBY COUNTY SHERIFF MARK MOORE
TO ADDRESS PARKING AND OTHER COMMUNITY CONCERNS**

Meeting Agenda

Order of Business:

1. Call to order
2. Calling of the roll and certifying the proxies
3. Proof of notice of meeting
4. Reading and approval of minutes from the Annual Meeting held July 16th, 2020
5. Treasurer's Report
6. Annual Budget Review and Approval
7. Committee Reports
8. Election of Directors
9. Old business
10. New business
11. Adjournment

TO ENSURE WE PLAN FOR THE APPROPRIATE AMOUNT OF FOOD
PLEASE RSVP YOUR ATTENDANCE TO
KATY KLEYMEYER

PHONE 502-220-2855 EMAIL: craftykaty@me.com

Magnolia Place Subdivision Residents Association, Inc.

P.O. Box 503 | Shelbyville, KY 40066

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Magnolia Place Home Owners Association Directory

Our mailing address is:

MAGNOLIA HOA

Blössom Circle

Shelbyville, KY 40065

Add us to your address book

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list.



Magnolia Place Subdivision
Residents Assoc., Inc.
Monthly Financial Report
July 1, 2020 - June 30, 2021

	June previous	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	Total for yr	Budgeted	Difference
Balance Forward		16039.54	17756.14	17503.70	17037.20	16446.53	16081.86	15785.83	15439.85	15189.38	14287.92	13967.58	13501.53	13501.53	18034.82	
HO Dues	6375.00	3625.00	375.00										5375.00	10375.00	10375.00	0.00
Electric		-220.13	-217.30	-219.90	-219.18	-210.95	-212.59	-230.94	-227.03	-221.22	-211.84	-197.61	-204.71	-2593.40	3500.00	906.60
Water		-23.44	-113.14	-116.60	-64.69	-33.72	-23.44	-23.44	-23.44	-23.44	-23.44	-23.44	-24.24	-516.47	800.00	283.53
Front Entrance					-125.00					-656.80	-10.06	-125.00		-916.86	1000.00	83.14
Landscaping		-150.00	-240.00	-130.00	-181.80	-120.00	-60.00			-60.00	-120.00	-120.00	-120.00	-1181.80	4000.00	2818.20
P.O. Box		-106.00												-106.00	110.00	4.00
Annual Meeting		-200.00												-200.00	500.00	416.85
Welcome														0.00	100.00	100.00
Legal Fees														0.00	1000.00	1000.00
Christmas Décor														0.00	500.00	500.00
Yard Sale														-35.22	50.00	14.78
KY Sec of State														-15.00	15.00	0.00
Insurance		-1083.15												-1083.15	1500.00	416.85
Annual Audit														0.00	300.00	300.00
Misc		-125.68	-57.00					-91.60					-457.54	-731.82	400.00	-331.82
Total		17756.14	17503.70	17037.20	16446.53	16081.86	15785.83	15439.85	15189.38	14287.92	13967.58	13501.53	18034.82			

\$125.68=41.98 phone book copies
+ \$83.70 ink & paper

\$57=11 for book of stamps + 46 for St. clerk office/ACI

\$91.60=copies/printer cartridges

\$457.54 Web Page fee for 3 years

**MAGNOLIA PLACE SUBDIVISON
RESIDENTIAL ASSOCIATION, INC**

**BUDGET REPORT
2021 – 2022**

Balance in the Account as June 1, 2021.....\$13,501.53

Income:

Homeowner's dues
83 HO lots at \$125 ea..... 10,375.00

**Total
Assets.....\$23,876.53**

Expenses:

Front Entrance.....5000.00
 Landscaping.....4000.00
 Maintenance.....1000.00
Insurance.....1500.00
Electric.....3500.00
(18/19 = \$2246.95 19/20 = \$2705.87 20/21 = \$2593.40)

Water.....800.00
(18/19 = \$537.67 19/20 = \$657.85 20/21 = \$516.47)

Treasurer.....15.00
Post Office Box Rental.....135.00
Annual Audit.....300.00
Welcome Committee.....100.00
 Basket supplies
Social Committee.....500.00
 Annual meeting
Christmas decoration
 For front entrance.....500.00
Yard Sale.....50.00
General Supplies.....400.00
 Copies, staples, etc
Legal Fees.....1000.00
Reserve.....10,076.53

**Total
Liabilities.....\$23,876.53**