

Magnolia Place Subdivision Residents Association, Inc.

July 17, 2025

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CALL TO ORDER:

The Annual Meeting was held at 163 Blossom Circle at the home of Jim Oates. The meeting was called to order by Jim Oates at 6:33pm.

CALLING OF THE ROLL:

Board Members Jim Oates, Katy Kleymeyer, Brad Allen, Josh Settles, and Steve Rice were present for the meeting along with several homeowners.

PROOF OF NOTICE OF MEETING:

Notice of the meeting was given by Katy through Facebook and Mailchimp.

READING AND APPROVAL OF PREVIOUS MINUTES:

The 2024 Annual Meeting minutes, dated July 18, 2024, were distributed and reviewed along with the minutes from May 8, 2025, HOA Board meeting. A motion to approve was made by Katy and seconded by Brad. All approved.

TREASURER'S REPORT:

Katy distributed and discussed the monthly financial report for July 2025 along with the 2025-26 Budget.

Katy reviewed the July 2025 Financial Report. The balance as of July 17, 2025, was \$15,053.31. A motion to approve was made by Brad and seconded by Steve. All approved.

During the 2025-26 budget report Katy shared the status of Annual HOA fees. One Annual HOA due is still outstanding. Discussion ensued concerning the possible need to raise HOA fees if the association needs to pay attorney fees or have other significant unexpected expenses. The budget was amended to cover the Christmas light contract. A motion to approve the budget as amended was made by Josh and seconded by Brad. All approved.

COMMITTEE REPORTS:

Welcome Committee: Josh reported that one house is pending and there should be one house to welcome soon.

Front Entrance Committee: Brad reported that the landscapers spray for weeds and that he occasionally personally pulls weeds. He suggested that we consider landscaping cloth be installed at the beginning of next season.

Yale Sale Committee: The group discussed the need to change the date of the yard sale to a more favorable date.

NEW BUSINESS:

Magnolia Place Subdivision Residents Association, Inc.

July 17, 2025

A letter was submitted requesting that the board negotiate a reduced garbage rate for the entire subdivision with Republic Services. Jim appointed Mrs. Oates to negotiate a subdivision price with Republic Services to be discussed at the next regular board meeting.

Chris Slone asked to discuss the parking of his commercial vehicle by his house. He stated that he poured concrete to move the vehicle out of sight as much as possible. He asked how he could alleviate the situation to the satisfaction of the board. He communicated that he wants to comply and has made a genuine effort to do so. Jim shared a statement from Sherriff Mark Moore about parking.

Chris Kleymyer asked if the board is indemnified. Jim said that he believes we are and that we do maintain Director's insurance.

Next board meeting was set for August 14 at 7:00pm.

OLD BUSINESS:

No old business.

Meeting adjourned at 7:47pm.

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July 17, 2025

BUDGET REPORT

2025 – 2026

Balance in the Account as of June 30, 2025.....\$5,697.24

not including HOA dues for 2025-2026 that has been deposited

Income:

Homeowner's dues

83 HO lots at \$125 ea.....10,375.00

Total Assets.....\$16,072.24

Expenses:

Front Entrance.....4500.00

Landscaping.....3500.00

Maintenance.....1000.00

Insurance.....1500.00

Electric.....3500.00

(22/'23 = \$2840.64 '23/'24 = \$2844.59 '24/'25 = \$2955.44)

Water.....800.00

('22/'23 = \$443.63 '23/'24 = \$654.99 '24/'25 = \$311.88)

Treasurer.....15.00

Post Office Box Rental.....260.00

Annual Audit.....300.00

Welcome Committee.....250.00

Basket supplies

Social Committee.....500.00

Annual meeting

Bereavement Committee.....200.00

Christmas decoration

For front entrance.....2797.24

Yard Sale.....50.00

General Supplies.....400.00

Copies, staples, etc

Legal Fees.....1000.00

Total Liabilities.....\$16,072.24