
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

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October 30th, 2019

CALL TO ORDER

The Board meeting was called to order at 7:05 p.m. at 197 Blossom Circle. Ryan introduced Patrick Graney, a lawyer in Shelbyville that represents various Homeowner Association in the area.

CALLING OF THE ROLL

All board members were in attendance. Also in attendance were Perry & Terry Scroggin, Eddie Whitworth, and Chris Kleymeyer.

PROOF OF NOTICE OF MEETING

The meeting notice was sent out via email on October 24th, 2019.

READING AND APPROVAL OF MINUTES

Bill passed out copies of the meeting minutes for the August 14th, 2019 meeting. There were no questions. Katy made a motion to approve the minutes. Dwight seconded. All approved.

APPROVAL OF THE FINANCIAL STATEMENT

Katy provided everyone in attendance with a copy of the October 2019 Financial Statement and went over it. Balance as of October 30, 2019 is \$14,588.40. Katy noted all homes have paid their annual assessment. Dwight made a motion to approve the financial statement. Asher seconded the motion. All approved.

SPECIAL AIR B&B/RESTRICTION AMMENDMENT DISCUSSION

Since Mr. Graney was specifically invited to provide insight into these topics, it was decided the board would address the issue at this time of the meeting. Bill handed out some Air B&B Talking Points to the board members and Mr. Graney. Discussion centered around what Mr. Graney could do for the Association and what the Association could do on its own in this matter. Mr. Graney told us he normally charges \$175/hour and would do a letter to a homeowner for \$200.

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There were questions about an Air B&B being a business. Bill produced a copy of the Shelby County, KY Short-Term Rental Guide published by the county that requires these types of operations to pay Transient Room Taxes and have a Business License. Mr. Graney also said the first thing to do is to send them a non-compliance letter. If that did not work, he could then send them a letter basically telling them the next step would be court action. We would have to file a suit in Shelby Circuit Court and get an injunction against the Air B&B activity making it a criminal activity.

The discussion then turned to amending our Restrictions. Since our Restrictions prohibit sheds in the Subdivision, Dwight, as head of the Shed Committee, was exploring how to change the restrictions because there was no mention of the procedures to amend the Restrictions in the By-Laws or Restrictions. Mr. Graney indicated there were guidelines in the KRS Statutes for the state and he would look into the matter and give us an answer. Currently, most board members thought it would take 100% of the people with names on deeds to change the Restrictions.

Mr. Graney was thanked for his attendance and participation in the board meeting and he departed before further items were discussed.

Shed Committee

Dwight reported, he and Chris Kleymeyer, had done a lot of work putting together the specifics of what an approved shed would look like but felt the restriction amendment issue had to be decided before proceeding.

Front Entrance Committee

Ryan reported they were waiting for the leaves to fall before adding mulch to the front entrance and they had to winterize the sprinkler system. Also, it was time to start thinking about decorating the front entrance for Christmas.

OLD BUSINESS

Air B&B

Discussion centered around what could be done now. Everyone agreed the Association should send out the first letter. Brad moved to that effect. Katy seconded the motion and the motion passed. Bill will prepare a letter.

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NEW BUSINESS

Garbage Service for the Subdivision

It was pointed out that Rumpke rates had gone up significantly over the past 6 months. Apparently, whatever deal there was with them, had fell through because so many homeowners were going to Republic or disposing of their trash on their own. Ryan had some figures from a fairly recent attempt to get a quote from Republic. Apparently, while the service included recycling, it did not have a significant cost savings. Plus, Republic required 100% participation from homeowners. Everyone present thought this was undoable. It was decided there would be no action on this item at this time.

Adjournment

Katy made a motion to adjourn. Dwight seconded the motion. The meeting adjourned at 8:15 p.m.