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Feb 15, 2022

CALL TO ORDER

The meeting was called to order at 7:00 by Jim Oates and it was held at Jim Oates residents at 163 Blossom Circle.

CALLING OF THE ROLL

Jim Oates, Linda Penn, Brad Allen, Katy Kleymeyer, Jonathan Cook, Ricky Drawbaugh and Chris Kleymeyer were present for the meeting.

PROOF OF NOTICE OF MEETING

Jim sent the notice to all HO via email.

READING AND APPROVAL OF MINUTES

Jim passed out printed copies of the last board meeting. The minutes were read, Jonathan made a motion to accept the minutes and Katy seconded-all approved

TREASURER'S REPORT

Katy summarized the Treasurer's Report (see attached) and stated that the reports are always from the previous month to balance with the bank statement. The balance as of today is \$14,473.35. Brad motioned to accept the Treasurer's Report and Ricky seconded it – all approved.

COMMITTEE REPORTS

Rules & Regulations (R&R)

Chris Kleymeyer went over the Rules and Regulations plan. He stressed that the HOA's intent on R&R will have no fines or liens for violations. Jim said that all HOA's should have 5 documents: Deed Restrictions, By Laws, AOP's, Treasurer's reports and Rules and Regulations. We've never had R&R. Chris stated that the County ordinances overrule our R&R. The R&R should be a situation solver not an interferer. Chris said that Rita Mann offered to do a survey to the membership for their input. Once the committee comes up with a final R&R, the board will vote on it in May and present it to the members. The members will vote on it prior to the annual meeting and for it to be approved will be a 2/3rd vote.

Vacant board member

Jim passed out the votes that were counted for the open board position. Regina (3), Ricky (16) and Travis (13). Ricky Drawbaugh had the majority vote. There was discussion about if we had to have a membership vote to fill the position. If

this comes up in the future we will have our attorney review the Restrictions and By Laws to see if just the board can fill the vacant position or if we have to have a membership vote to fill the position

OLD BUSINESS

Commercial vehicles parking in driveways with logos. #100, #168 & #186 all have trucks with logos on their vehicles

Letters were sent out to each of these HO and #100 and #168 have corrected the violations. #186 is still working on it after speaking to Jim on how he was going to do it, right now he is driving a different company vehicle without any logos.

Children Playing signs – Katy ordered and placed the new signs up. Two of the three had wooden posts that the old sign was taken down and new one went up. The sign at 104/106 was missing. Jim replaced it with a green metal sign and the new sign was placed on it.

Water over sidewalks - #152 and 182 has their sub pumps let out in their front yard or to the sidewalk. #152 has fixed the issue. #182 will be watched to see if there are any issues to warrant a letter

Driveway - #147 had their driveway extended but did not include the area between the sidewalk and street. He informed Jim that in the spring he will pour concrete in the area between the sidewalk and street to widen that area of the driveway. He has temporary fixed the area with sod, a reflector light on a rod and he had parked his vehicle on the right side so that the other vehicles will not drive over that area.

Trampoline - #182 has a trampoline, a letter was sent out and board approved and an approval letter will be sent to them.

String Lights - #192 has 4X4 posts with lights strung up-since our letter was to them, the HO placed the 4X4 posts in the ground (w/o approval). Jonathan made a motion not to approve these 4X4 posts with lights and Brad 2nd. The board agreed that this will NOT be approved: Rest. #12 and #13 apply. A letter will be sent to the HO to inform them that they need to remove the 4X4 posts with the lights and the letter will suggest putting up sensor lights so that the kids can see when playing in the back yard.

NEW BUSINESS

Linda Penn asked for an approval for improvement to her back deck/patio to have nice lattice/wood slats under the stairway. Katy motions to accept and Ricky 2nd-approved.

Jonathan asked when the contract for the Front Entrance landscape is up. Jim said that he will review prior minutes to see when the contract expires. If it is up for renewal- we need to see if Pridmore wants to continue or have bids for new landscapers. Also Jonathan stated that Andy Raisor is the only one who know how to fix the FE system. We need to find out more information.

Linda asked if there was a restriction on what material is required for fences in our HOA. Jim said that that would be a good one to placed in our new R&R.

Jim stated that our AOP's need to be revised. There are two items to be fixed-1. The 2/3rd vote for the Restrictions need to be removed. 2. Voting-we get 3 votes because there are three board members annually that have their term ended. Ricky made a motion to contact our attorney to redo our AOP's to remove the 2/3rd vote and to put in language on how the HO can vote.

No one stepped up to become the Secretary. There was a lot of discussion on how it can/should be done. It was agreed that the secretary's position will be split in three ways: 1. Linda will

take the minutes and send out emails, 2. Jim will send out letters and approval letters, and 3. Katy will do the website.

Next Meeting – May 17th at 7:00 pm at Jim Oates residents

ADJOURNMENT

Meeting adjourned at 9:27 pm