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## MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

### **Ryan Libke – President**

181 Blossom Circle  
[rlibke12@gmail.com](mailto:rlibke12@gmail.com)  
502-257-2955

### **Dwight Johnson – Vice-President**

197 Blossom Circle  
[n5212t@gmail.com](mailto:n5212t@gmail.com)  
937-272-5122

### **Bill Howlett – Secretary**

144 Blossom Circle  
[howlett@yahoo.com](mailto:howlett@yahoo.com)  
404-610-7406

### **Katy Kleymeyer – Treasurer**

138 Blossom Circle  
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502-220-2855

### **Brad Allen – Board Member**

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### **Asher Myatt – Board Member**

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**March 4th, 2020**

### **CALL TO ORDER**

The Board meeting was called to order at 7:04 p.m. at 181 Blossom Circle.

### **CALLING OF THE ROLL**

All board members were in attendance. Also in attendance were Chris Kleymeyer, Kendall Law, Christine Duke and Patrick Graney.

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

The meeting notice was sent out via email on February 27th, 2020.

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

Bill passed out copies of the meeting minutes for the October 30th, 2019 meeting. There were no questions. Katy made a motion to approve the minutes. Asher seconded. All approved.

### **APPROVAL OF THE FINANCIAL STATEMENT**

Katy provided everyone in attendance with a copy of the February 2020 Monthly Financial Statement and went over it. Balance as of February 29<sup>th</sup>, 2020 was \$12502.31. Balance with March activity to date is \$11947.48. After a short discussion about what the HOA should consider as an acceptable cushion, it was accepted that \$10000 has been the target to maintain for unforeseen expenses. Bill made a motion to approve the financial statement. Brad seconded the motion. All approved.

### **AMENDING THE ARTICLES OF INCORPORATION**

Discussion centered on the discovery by Mr. Graney that there were no procedures to amend the HOA Restrictions written into our Articles of Incorporation. Mr. Graney did find the applicable forms and procedures to amend the Articles of Incorporation. The Board must develop a Resolution to put forward to the entire HOA Membership with specific language to be in the new Articles of Incorporation spelling out how the Restrictions can be amended. The Resolution must pass with a two thirds majority of the voting membership before it can become effective.

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Membership is defined as owning property in the subdivision. This means every name on each deed can cast a ballot towards the resolution. Ryan volunteered to prepare the Resolution that would include the new wording of the Articles of Incorporation. Mr. Graney would add his insight and we would proceed to an election once the Resolution was approved by the Board. It was agreed that ballots would have to go out to the entire subdivision property owners so that everyone had their opportunity to vote and there would be no hard feelings after the vote. Once approved by the membership, the Articles of Incorporations, as amended, would be filed with the State and become effective.

**Shed Committee**

Dwight reported they are talking with other HOAs and builders but action remains pending the resolution of the Restriction Amendment effort.

**Front Entrance Committee**

Ryan reported work was being done on the Entrance and Invoice were coming in as work was being done. There was a report that the center lights were out. Andy had to be contacted.

**OLD BUSINESS**

Bill reviewed the list of Board Activity since the last meeting.

152 Hernden Pickett Fence Approved 120 Scroggins Pergola Approved  
144 Howlett Deck Replace Approved 103 Sparrow Trailer Removed  
146 Law Air B&B Restriction Violation Letter – Response Received

Graney Letter of Retention and Monetary Expenditure Approved

There was some general discussion about what could be done to get residents to comply with parking and trash receptacle restrictions. Perhaps some type of warning document short of a letter from the HOA could be developed but nothing was decided upon.

**NEW BUSINESS**

Christine Duke brought up that she felt there should be more attention given to the trees and shrubbery around the community. Perhaps something could also be done with the mail boxes. There was general agreement but specific action was not decided upon at the meeting.

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It was decided to have the next Annual Meeting of the HOA on the 16<sup>th</sup> of July at the Stratton Center. Ryan would reserve the room and Katy would arrange the food and refreshments.

**Dwight Johnson – Vice-President**

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**Adjournment**

Katy made a motion to adjourn. Brad seconded the motion. The meeting adjourned at 8:23 p.m.

**Bill Howlett – Secretary**

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