
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

MAY 10th, 2021

Jim Oates – Vice-President

(Acting President)
163 Blossom Circle
oatesjm53@gmail.com
502-548-2726

Bill Howlett – Secretary

144 Blossom Circle
howlett@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

Dwight Johnson – Board Member

197 Blossom Circle
n5212t@gmail.com
937-272-5122

P.O. Box 503
Shelbyville, KY 40066

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CALL TO ORDER

The Board meeting was held at 163 Blossom Circle, Shelbyville, KY (the home of Jim Oates) and was called to order at 6:45 pm.

CALLING OF THE ROLL

In attendance were Jim Oates, Katy Kleymeyer, Bill Howlett, Brad Allen and Dwight Johnson. It was noted that Ryan Libke's Resignation Letter was received on the 24th of November and that Jim Oates has been the Acting President since that date.

The Board Meeting was made available to other residents via Zoom.

PROOF OF NOTICE OF MEETING

The meeting notice was sent out via email on April 28th, 2021 and is on file with the Secretary.

READING AND APPROVAL OF MINUTES

Copies of the Minutes of the August 24th, 2020 meeting were passed out to the Board members for their review. There were no questions. Katy moved to approve the minutes. Brad seconded. All approved.

APPROVAL OF THE FINANCIAL STATEMENT

Katy noted the new current balance of funds as of May 10th, 2021 is \$13,649.97 and that the April Financial reports had been sent to all Board members. Katy also passed out the 2022 Annual Budget proposal for Board review. After a short discussion, Brad moved the April Financial report be approved and the Proposed 2022 Annual Budget be presented to the Homeowners at the Annual Meeting in July. Dwight seconded the motion. All approved.

REPORTS OF OFFICERS AND COMMITTEES

Elections - It was noted here that with the departure of Ryan Libke, the Homeowner's would have to elect 3 new Board Members at the Annual Meeting. Board positions would then be elected at the first Board Meeting following the Annual Meeting.

Yard Sale – The next Community Yard sale will be the first week of June. Brad will look into finding a Chairperson for the Committee since no one has taken the position since Asher Myatt gave it up.

Welcome Committee – There was no Committee Report since the Chairperson, Christine Duke was not in attendance.

Entrance Committee – There was no one from the Committee at the meeting, so no report was given. Jim asked that a member of the Committee attend all future meetings.

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Secretary – Bill reported that with the departure of Ryan he had assumed control of updating the MPSHOA Website, Monitoring the MPSHOA Email Address and supervising the Mailchimp account used to send out mass emails. Everyone gladly confirmed these jobs were now part of the Secretary's duties.

OLD BUSINESS

Restrictions Changes/Air B&B – Bill had been tasked at the last meeting to solicit a response from Mr. Graney reference the letter provided to Jim Oates by Anthony A. Waits, Attorney at Law about Restriction Changes and the specific legal steps to take regarding Air B&Bs.

Bill pointed out that Mr. Graney had responded to the requests and that his input basically said 1) since there was no longer sufficient interest on the Board to pursue any changes to the Restrictions that the point was moot and 2) since there was little interest on the Board to pursue extensive legal action against Air B&B operators with questionable assurance of success, that point as well was moot. The Board agreed that the points were moot. Correspondence will be kept on file by the Secretary.

Restrictions Advisory Form – Bill reminded the Board he had been tasked with developing a form to document restriction violations and that he had created a draft for Board review. In the review period no consensus could be reached as to the exact procedures to be used so the form has not been implemented. Jim brought up this was something that could be looked into by the new Rules and Regulations Committee that would be talked about later in the meeting. The Board agreed and the issue was tabled.

NEW BUSINESS

Street Lights – Brad brought up that the old street lights are being replace by new, much brighter, lights when they burn out and the brighter lights are very annoying. He reported the County would allow us to change the lights at our expense since we do not own the lights, we only rent them. Another option would be to install "Peel & Stick" material to the inside of the light fixtures to soften the light. Brad agreed to look into the issue and develop options.

Parking – Since the implementation of no parking at any time on the community streets, Jim and Brad had breakfast with Mark Moore, Shelby County Sheriff to discuss the matter. Sheriff Moore explained that the community street is governed by County Regulation and that his office is far too busy to be responding to numerous parking calls. There was discussion about how past Boards arranged to get limited parking signs up but apparently now there is no ability to make this happen at the County.

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Katy provided a stack of documents detailing the parking issue in the community and Jim pointed out that there are very few habitual parking violators in the community.

Jim offered that Sheriff Moore was open to the idea that the Community deal with non-habitual parking violators and that only if the parking became habitual would we involve the Sheriff's Office. This also applies to sidewalks as they also are governed by County Regulations. It was agreed that the process would be put out at the Annual Meeting where Sheriff Moore would be in attendance.

Water Over Sidewalks – Katy noted that the problem with water over the sidewalk was resolved at 104 but a similar situation exists at 152. Jim let us know that wet water springs were a problem throughout the community and that he would look into the matter.

Community Documents – Jim advised the Board that he had looked extensively at the community documents and reiterated that restrictions can only be changed by 100% acceptance by the homeowners or a court order. He also said that while we had Articles of Incorporation, Restrictions and By-laws we did not have Rules & Regulations. These would give clarity to issues such as projected construction times, mailboxes, trash receptacle visibility, parking and golf cart use in the community. Katy moved a committee be formed to create our Rules and Regulation. Brad seconded. Acceptance was unanimous.

Jim then pointed out that the Articles of Incorporation no longer contained the procedures for voting and needed to be amended again to recover from the poor guidance received from Mr. Graney. Jim said he would have Mr. Waits prepare the amended document and said it would be at no charge since they were close friends.

Annual Meeting – After discussion of possible Annual Meeting dates it was agreed the best date was July 29th. Dinner would be a 6:00 pm and the Meeting would start at 7:00 pm. Since the Stratton is not yet open, Jim would look into alternative sites and book a suitable location with restrooms, water and a kitchenette. Katy will coordinate the food & drink. It was requested an RSVP be added to the notice so food could be planned more accurately.

Adjournment of Meeting

Bill moved to adjourn the meeting. Katy seconded. All approved and the meeting was adjourned.