
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Kendall Law-President
(kendallglaw@gmail.com)
574-904-1858

Ryan Libke-Vice President
(rlibke@gmail.com)
502-257-2955

Beth Brown - Secretary
(mrsbabrown@gmail.com)
502-551-4041

Katy Kleymeyer - Treasurer
(craftykaty@me.com)
502-220-2855

Rita Mann
(ritadmann@gmail.com)

Katie Myatt
(klfraz01@gmail.com)

P.O. Box 503
Shelbyville, KY 40066

www.mpshoa.com
mpshoa@yahoo.com

June 29, 2017

The meeting was called to order at 7:05 PM.

Those in attendance were: Chris & Katy Kleymeyer; Connie & Christine James; Susan and Andy Raiser; Jerry & Michelle Dorris; Jim & Deb Oates; Asher Myatt; Chris & Debbie Duvall; Linda Penn; Bill & Barbara Howlett; David Collett; Chuck & Rita Mann; Ron & Brenda Barrickman; Jonathan & Terri Cook; and Linda Wade.

The Board members were introduced. All were present except Ryan Libke & Katie Myatt. The proof of notice for this meeting was sent out May 29, 2017. An electronic reminder went out on June 28, 2017.

It was time for the Secretary to read the 2016 minutes. Beth Brown asked Kendall Law, President, if she should read everything verbatim or summarized. Kendall asked those in attendance their preference, they unanimously agreed to have them summarized. The 2016 annual HOA meeting minutes were summarized. President of the Board, Kendall Law, asked if there were any questions about the minutes. There were no questions. Bill Howlett made a motion to accept and approve the 2016 annual HOA meeting minutes. Deb Oates seconded this motion. All approved.

Katy Kleymeyer, Treasurer, went over the 2016-2017 Financial Report. Currently, the total of our checking account is \$8,627.97, with four more HOA dues paid just prior to the beginning of the meeting. Deb Oates made the motion to accept the 2016-2017 Financial Report, as read. Katy then went over the 2017-2018 MPSRA budget. Katy did clarify the mistake made on the budget concerning homeowners/Developer's lots. Currently, there is one Developer's lot and 82 homeowner's lots. Kendall asked if there were any questions. Discussion took place concerning if the new

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homes, under construction, were paying homeowner's dues or Developer's dues. Katy explained that they each paid homeowner's dues. Christine James made a motion to accept the 2017-2018 MPSRA budget. Connie James seconded the motion. All approved.

Kendall gave the Landscape Committee's report. The Landscape Committee is made up by Ryan Libke, in charge of the committee, and Kendall Law, Jeff Brown, and Jonathan Cook. They had worked on the front entrance in order to get it ready for Cutting Edge to take over doing the mowing, weeding, planting flowers, and other landscape care of the front entrance. He mentioned the flowers were planted late this year and should be bigger by now than they are currently. Kendall asked if there were any questions. It was asked how much we were paying for care of the front entrance prior to Cutting Edge taking over. Kendall went over the expenses from 2014-2015. While Kendall did state that we are currently paying more, he went on to say we are getting more for the money. It was voiced that there was concern over the lack of color in the front entrance. A suggestion was made that perhaps we could only put out mulch once a year and use the money saved to plant more color. Discussion took place, and Kendall said the Committee would look into ways to add color to the front entrance.

Beth gave the Welcome Committee report. She had explained during the time she read the minutes that Harvest Cafe has been donating gift cards to put in the welcome packets. She stated at this time there really wasn't anything else to report. She did ask everyone there to help her out by letting her know if anyone new moves in beside them. She stated it is hard to know when new people move into the neighborhood, especially on the opposite side of the neighborhood from where she lives.

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Kendall then said it was time for the election of Board members. Those whose terms were up included Ryan Libke, Beth Brown, and Rita Mann. Jeff Brown nominated Ryan. Kendall explained we had spoken to Ryan, prior to him leaving town, if he would be interested in running again. He had stated he would run again if someone nominated him. Deb Oates asked Beth if she would be interested in serving another term. She said yes. So, Deb nominated Beth. Andy Raiser asked what was it like to be a member of the Board. It was explained to him. He said he was interested in running. Chuck Mann nominated Mr. Raiser. No one else was nominated. Rita Mann was asked if she was interested in running again. She explained she wasn't interested due to her job changing and her working hours conflicted with the quarterly meetings. Deb Oates made a motion to vote on the entire slate of the nominated three individuals. Jerry Dorris seconded the motion. All approved.

It was then time for Old News: Kendall began telling a summary of all the research that had been concerning moving the South wall at the front entrance. He explained that Ryan was the Board member who had conducted the research. Ryan had talked to several people about the process and cost of moving the wall. He found one gentleman who had said he would do it if he had to, but he rather not. The cost he gave, \$5,500.00, was only to stack the rock, not to take the part of the wall down that was going to be moved or to build a new footer for the new column to sit on when it was build, which he estimated the new footer would cost approximately \$1,000.00. Kendall went on to say the big utility box currently on the south side of the wall would also have to be moved in order for it to not interfere with the aesthetics of the front entrance. While we did not have a quote for moving that, we all knew it would be expensive to move. At this point, no estimates or quotes had been received on the cost of taking

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the wall down, to begin with. Kendall stated that if we did pursue moving the wall, a special one time extra payment from each household would have to be made in order to cover the cost. Given the extreme costs involved and trying to move it back far enough to truly move it out of the county right-of-way, the Board had unanimously agreed to not pursue the matter any further at this time. Much discussion took place concerning this news. Many questions were asked based on the research Ryan had conducted. In his absence, the Board members did their best to remember all the information Ryan had told us during our meetings.

Since one of the issues Ryan had was to find anyone skilled at building dry-stacked walls being interested in actually doing the job, someone suggested checking into the annual event held at Shakertown where people from all over the world would come in to learn the art of dry stacking rock in order to build walls/fences.

Jim Oates, the developer of the subdivision and who had the walls built, mentioned that Kerry Magan was the engineer/city inspector at the time the walls were built. Jim said Mr. Magan designed, told Jim where to place the walls and approved the walls when they were built. Jim went on to say Mr. Magan still has an office in Shelbyville, so we could ask him about it if we wanted.

Deb Oates mentioned that someone from the county could come out and look at the wall and give us current day approval and/or a waiver since the Wall is sitting on the public right of way.

Jim Oates stated the names of two individuals in Shelby County who do dry stacking. There are Charles Clifton and Hobie Henniger. Beth stated she specifically remembered Ryan reporting that he has talked to Charles Clift, who said he

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was not interested in getting involved with this project. She, nor any of the other Board members could remember if Ryan had spoken to Hobie or not.

The discussion ended with the take-away for the Board to pursue finding other people who do dry stacking and get bids from them.

The next piece of business that Kendall brought up was new business. He went on to explain how the expenses the Board currently has does not allow us to build the amount in our reserves, therefore he proposed the annual dues be raised by \$25.00 per household to \$125.00 annually beginning in fiscal year 2018-2019.

Some discussion took place concerning this. Jim Oates made the motion to raise the dues by \$25.00 beginning the 2018-2019 fiscal year. Chris Kleymeyer stated he didn't want to vote on the motion without first having more discussion on the topic. More discussion took place, especially concerning Cutting Edge, the company who currently has the contract to maintain the front entrance. One question included if there was a clause in our contract with Cutting Edge that would allow us to cancel the contract before the end of the three year contract. We said we'd have to look into it since Ryan was the Board member on the front entrance committee. Mr. Duvall said he really likes doing the kind of work like the work Cutting Edge is currently doing. He said he would do the work at the front entrance for half what Cutting Edge is charging once he retires from teaching after next year. We said we would keep that in mind once the contract with Cutting Edge is over.

Jonathan Cook seconded the motion Jim Oates made prior to the discussion concerning the raising of the annual homeowners dues by \$25.00 beginning the 2018-2019.

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Kendall explained the By-laws stated only one person per lot could vote on this motion. 12 people voted for the motion. One voted against.

NOTE: After the meeting, the Board members read the By-laws again, discussed them to determine if the vote was valid to have those at the meeting vote or if it required the entire membership of the Residents Association to vote, which would require a ballot be given to each lot owner in order to vote on the issue. So the Board discussed it and decided we would send out ballots with the minutes in order for each lot to have a vote on the issue of raising the annual dues by \$25.00 beginning the 2018-2019 fiscal year.

Kendall then asked if there were any new business. It was asked if there was a time limited surrounding the building of new houses. Discussion pursued concerning building permits and how long they are good prior to having to get another one.

There was no more new business. Kendall then motioned for the meeting to end at 8:36 PM. Bill Howlett seconded the motion. All approved.

Jonathan Cook won the \$25.00 gift card to four different restaurants in the Louisville area.

The meeting adjourned at 8:36 P.M.

NOTE: Please keep in mind good dog ownership etiquette when you walk your dog(s) in the neighborhood. If your dog relieves himself/herself in someone's yard, please pick it up and dispose of it properly.
