

Jim Oates

President

163 Blossom Cir
oatesjm53@gmail.com
502-548-2726

Brad Allen

Vice President

161 Blossom Cir
bradallen68@att.net
502-321-4263

Linda Penn

Secretary

171 Blossom Cir
rugerlin@aol.com
502-321-7995

Katy Kleymeyer

Treasurer

138 Blossom Cir
craftykaty@me.com
502-220-2855

Jonathan Cook

Board Member

185 Blossom Cir
Jbcook2005@outlook.com
502-220-0744

Ricky Drawbaugh

Board Member

173 Blossom Cir
drawbaugh@bellsouth.net
502-220-5048

P.O. Box 503

Shelbyville, KY 40066

www.mpshea.com

mpshea@yahoo.com

Annual Meeting

Magnolia Place Residents Association, Inc

July 14, 2022

CALL TO ORDER

The annual meeting was held in the Waldrige Room at the Clear Creek Park. Called to order by Jim Oates, the Association President, at 7:00 PM.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES.

All 6 board members present

Jim Oates, President.

Brad Allen, Vice President.

Katy Kleymeyer, Treasurer.

Linda Penn, Secretary.

Jonathan Cook, Board Member.

Ricky Drawbaugh, Board Member.

The following homeowners were also in attendance:

Nancy Drawbaugh, Diane Bickers,

Terri Cook, Bailey Cook, VanHorn,

Jeanna and Thomas Hendren,

David Collett, Chris Kleymeyer,

Debra Oates, Mary Stratton,

Akemi and Dwight Johnson,

Chip and Sarah Conner,

Bill and Barb Howlett

Proxies were as follows :

Brad Allen for Angie Allen

Katy Kleymeyer for Tammy Whitworth

Chris Kleymeyer for Eddie Whitworth

PROOF OF NOTICE OF MEETING

Packet dated 5/25/22 was placed in the mailbox of each home. The packet contained the meeting notice scheduled for July 14, 2022. Dinner to start at 6:30 followed by Association Meeting.

Katy sent second notice on

July 2nd by Email.

READING AND APPROVAL OF PREVIOUS MINUTE

Entire minutes of the July 2021 meeting were read by Brad Allen and approved.
Motion for approval by Barb Howlett and second by Ricky Drawbaugh.

APPROVAL OF FINANCIAL STATEMENT

Katy Kleymeyer presented the Monthly Financial Report showing the spending for July 1, 2021- June 30 2022.

REVIEW AND APPROVAL OF ANNUAL BUDGET

Katy presented a Budget Report for 2022 – 2023.
Income of \$10,375.00 from 83 homes at \$125.00 each.
Balance in account as of June 30, 2022, is \$9,590.53.
Income plus the balance gives total assets \$19,965.53.
Katy noted that our actual bank balance as of July 14, 2022 was \$15,118.54. Katy also pointed out the cost of the post office box rental fee had gone up since the report. Budget Report shows \$150 new fee is \$166.00
Motion to approve by Bill Howlett seconded by Ricky Drawbaugh.

Katy also commented, when a homeowner does not pay their dues it can result in a lien on the property with the homeowner being responsible to reimburse the association all fees for filing the lien and removing it. An estimate of \$200, the homeowner could owe the association.

Bill Howlett had questions about the \$2,000 legal fee on the 2022-2023 budget. This being a retainer fee to Mr. Greenberg, attorney, for meeting with the board and giving instruction and advice. Part of it will be refunded. Jim and Katy will be contacting Mr. Greenberg to get refund from the original retainer.

REPORTS OF OFFICERS AND COMMITTEES

Welcome Committee... No Reports

Yard Sale... Same schedule as in the past. First Saturday in June with rain date of the following Saturday in June.

Front Entrance...Jonathan Cook reported that flowers for entrance are no longer free. Association will need to purchase flowers in the future. Joe Pridmore is doing regular

maintenance of mowing and trimming. Jonathan said Asher Myatt had purchased a sign for the entrance that will be used when requesting volunteers to help with extra work when needed, such as putting up and removing Christmas decorations.

OLD BUSINESS

In the 2021 annual meeting it was noted the need to hire an impartial attorney with experience in the field of HOA. Jim Oates said of the three attorneys that responded to the letter that had been sent, Richard Greenberg was the attorney the board decided on.

Follow up from 2021 meeting, The Rules and Regulations to be referred to as guidelines was completed and distributed to the homeowners in the recent packet dated 5/25/22 that went out. The guidelines cover certain restrictions and county ordinances.

The trail parking lot behind some of the houses. The Park will not be putting up a gate or chain. It would be a useless attempt to stop entrance.

The road department was contacted about the sign that was put up at our entrance. After checking the placement of the sign, it was determined it does not impede the traffic.

NEW BUSINESS

Attorney Richard Greenberg met with the board to advise us on amending our Articles of Incorporation

Following KRS 273.263, ballots were distributed to Magnolia Place Homeowners and the 2/3 vote was obtained from the association to allow the Articles of Incorporation of the Magnolia Place Subdivision Residents Association, be amended and reinstated.

Amended Articles were filed at the Shelby County Clerks office on June 29, 2022.

There was a discussion about the Magnolia Place Neighborhood Facebook page.

Concerns about negative comments being made that could give people a negative opinion of Magnolia Place and affect property values. It was stated, the Neighborhood Facebook page is to be used for announcements and helpful comments.

ELECTION OF NEW BOARD MEMBERS (3)

There were 3 vacancies on the board for the upcoming year.

The following nominations were made:

Jim Oates, by Linda Penn

Katy Kleymeyer, by Linda Penn

Brad Allen by Katy Kleymeyer

Motion to approve was made by Mary Stratton and seconded by Ricky Drawbaugh

Mary Stratton was nominated and declined due to possible conflict in scheduling .

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Adjournment

Door prize won by Nancy Drawbaugh

Meeting adjourned at 7:50 PM

RICHARD A. GREENBERG, PLLC
2321 Lime Kiln Lane Suite C
Louisville, Kentucky 40222-3410
Phone 502-426-1058 Fax 502-426-6337

Invoice

DATE	INVOICE #
4/30/2022	2628

DATE	INVOICE #
4/30/2021	2494

Bill To
Magnolia Place Residents Association, LLC PO Box 503 Shelbyville, KY 40066 Attn: Katy Kleymeyer

REP	MATTER

MATTER

DATE	DESCRIPTION	ATTY.	AMOUNT
4/5/2022	Receipt and review of board Demand Letter to Travis and Liz Day; Matter preparation; Research; Document revision; Conference with Jim Oats re: status and further action; Preparation of board resolution; Preparation of Demand Letter; Preparation of correspondence to Jim Oats re: Demand Letter and articles.	RAG-I	750.00
4/6/2022	Conference with Jim Oats re: Cease and Desist Letter; Revised Cease and Desist Letter; Matter preparation; Preparation of correspondence to Jim Oats re: Cease and Desist Letter.	RAG-I	120.00
4/11/2022	Conference with Jim Oats re: Demand Letter and further action; Matter preparation.	RAG-I	90.00

AMOUNT
510.00
750.00

Balance Due \$960.00

\$1,260.00

Please make check payable to Richard A. Greenberg, PLLC
EIN 81-0800353

RICHARD A. GREENBERG, PLLC
2321 Lime Kiln Lane Suite C
Louisville, Kentucky 40222-3410
Phone 502-426-1058 Fax 502-426-6337

DATE	INVOICE #
4/30/2022	2628

Please make check payable to Richard A. Greenberg, PLLC
 EIN 81-0800353

ク

RICHARD A. GREENBERG, PLLC
2321 Lime Kiln Lane Suite C
Louisville, Kentucky 40222-3410
Phone 502-426-1058 Fax 502-426-6337

Invoice

DATE	INVOICE #
6/1/2022	2658

[illegible]

Please make check payable to Richard A. Greenberg, PLLC
EIN 81-0800353