

# Magnolia Place Subdivision Residents Association, Inc.

May 9, 2024

**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

**Katy Kleymeyer**

**Treasurer**

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

**Steve Rice**

**Secretary**

109 Blossom Cir  
trombone119@gmail.com  
502-648-4990

**Josh Settles**

**Board Member**

194 Blossom Cir  
josh.settles@coldwellbanker.com  
502-803-0093

**Rick Drawbaugh**

**Board Member**

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

## **CALL TO ORDER:**

Meeting was held at 163 Blossom Circle at the home of Jim Oates.  
Meeting was called to order by Jim Oates at 7:00pm.

## **CALLING OF THE ROLL:**

Jim Oates, Katy Kleymeyer, Brad Allen, Josh Settles, and Steve Rice were present for the meeting.

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

Notice was sent to each board member by Jim Oates and notice was sent via email by Katy.

## **READING AND APPROVAL OF PREVIOUS MINUTES:**

The previous meeting minutes, dated February 26, 2024, were reviewed. Motion to approve was made by Katy and seconded by Brad. All approved.

## **TREASURER'S REPORT:**

Katy distributed the monthly financial reports for May 2024. The balance as of today is \$7,941.64. The financial report was reviewed. A motion to approve was made by Josh and seconded by Jim. All approved.

## **COMMITTEE REPORTS:**

Welcome committee: No new residents to report currently.

Front Entrance Committee: Brad shared that mulching of the front entrance was completed and the work was satisfactory. Discussion ensued about the front entrance contract. The contract was reviewed, and the board noted that the contract was the same as the previous year.

Yale Sale Committee: Brad recommended that the yard sale be moved to June 8 to have more time for preparation and notification. Jim will contact Asher, Yard Sale Committee Chairman, to communicate with members about the yard sale.

## **OLD BUSINESS:**

Mr. and Mrs. Berkley installed a new fence and patio lights that fully met requirements.

The Board responded to a homeowner who reported that their child was attacked by an off-leash dog. At the Board's request, the dog was removed.

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## **NEW BUSINESS:**

The board discussed a resident's complaint that they had not been notified about recent quarterly Board meetings. After researching the matter, the Board discovered that the resident had unsubscribed to the HOA email list. In response, the Board decided to distribute a letter to every homeowner that includes the following announcements:

- The main correspondence from the Board will be by email. All homeowners are encouraged to subscribe.
- Residents who do not use email and wish to receive information should contact the Board and other communication arrangements will be made.
- The Annual Meeting will be held on July 18, 2024, at the FAC at 7:00pm.
- A meal will be provided at the Annual Meeting if enough interest is shown through RSVP. To RSVP, call or text Katy at 502-220-2855 by Friday, July 5, 2024.
- Board elections and regular business will be conducted at the Annual Meeting.
- Annual HOA dues remain at \$125.00 this year. Dues should be paid by July 1, 2024. Send dues to: Magnolia Place Subdivision Residents Association; P.O. Box 503; Shelbyville, KY 40066 or place them in treasurer's mailbox at 138 Blossom Circle).

Board discussed Homeowner rules concerning lawn care and removal of grass clippings from street and sidewalk. Homes 142 and 144 were reported concerning grass clippings. The Board will evaluate those two situations along with yard 179 that is overgrown.

Board discussed exterior condition of 103. The Board will investigate further and make a recommendation.

After the meeting, the Board reviewed and approved the 2024-25 proposed budget.

The next board meeting will be the Annual Meeting and will be held on July 18, 2024, at the FAC at 7:00pm.

Meeting adjourned at 8:50pm.

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## BUDGET REPORT 2024 – 2025

**Balance in the Account as of June 30, 2023.....\$7,500.00**

\*\*\*not including HOA dues for 2022-2023 that has been deposited

### Income:

Homeowner's dues  
83 HO lots at \$125 ea..... 10,375.00

**Total Assets.....\$17,875.00**

### Expenses:

Front Entrance.....5000.00  
Landscaping.....4000.00  
Maintenance.....1000.00  
Insurance.....1500.00  
Electric.....3500.00  
(21/22 = \$2535.89 22/23 = \$2840.64 23/21 = \$2366.83)  
  
Water.....800.00  
(21/22 = \$674.16 22/23 = \$443.63 23/24 = 654.99)  
  
Treasurer.....15.00  
Post Office Box Rental.....220.00  
Annual Audit.....300.00  
Welcome Committee.....250.00  
Basket supplies  
Social Committee.....500.00  
Annual meeting  
Christmas decoration  
For front entrance.....500.00  
Yard Sale.....50.00  
General Supplies.....400.00  
Copies, staples, etc  
Legal Fees.....2000.00  
Reserve..... 2840.00

**Total Liabilities.....\$17,875.00**