

# Magnolia Place Subdivision Residents Association, Inc.

May 8, 2025

**Jim Oates**

**President**

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

**Brad Allen**

**Vice President**

161 Blossom Cir  
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502-321-4263

**Katy Kleymeyer**

**Treasurer**

138 Blossom Cir  
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502-220-2855

**Steve Rice**

**Secretary**

109 Blossom Cir  
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502-648-4990

**Josh Settles**

**Board Member**

194 Blossom Cir  
josh@thekh.org  
502-803-0093

**Rick Drawbaugh**

**Board Member**

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

## **CALL TO ORDER:**

The meeting was held at 163 Blossom Circle at the home of Jim Oates. The meeting was called to order by Jim Oates at 7:33pm.

## **CALLING OF THE ROLL:**

Board Members Jim Oates, Katy Kleymeyer, Brad Allen, Josh Settles, and Steve Rice were in attendance. Residents Tim Mock and Phyllis Jenkins were also present.

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

Notice was sent to each board member by Jim Oates and notice was sent out via mail chimp by Katy.

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

The February 6, 2025 meeting minutes were reviewed. A motion to approve was made by Katy and seconded by Brad. All approved.

## **TREASURER REPORT:**

Katy reviewed the April 2025 Financial Report. The balance as of May 8, 2025, was \$8,557.53. A motion to approve was made by Brad and seconded by Steve. All approved.

Katy reviewed the 2025-26 Budget that will be presented at the Annual Meeting. A motion to approve was made by Josh and seconded by Brad. All approved.

## **COMMITTEE REPORTS:**

Welcome Committee: No update.

Front Entrance Committee: Brad reported that we he recently planted two shrubs at the entrance. He stated that we are using the same contractor as we have in the past. He also reported that we have one light that needs to be replaced.

Yale Sale Committee: This year's yard sale will be held on May 17, 2025, with May 31, 2025, as a rain date.

## **NEW BUSINESS:**

Jim shared that he contacted the county road department and asked that they address the potholes and the catch basins that are broken. They have repaired a few potholes that have broken through both layers.

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Jim discussed the need to make new residents aware of the approved mailbox specifications and procedures. A letter will be sent providing options that meet HOA standards.

Jim discussed contracting with a company to manage Christmas lights each year. He procured two bids for the project to explore pricing. A motion was made by Steve and seconded by Katy that we contract installation, maintenance, and removal of Christmas lights for the approximate price of \$3,000. All approved.

The board discussed church meetings at 190 that routinely bring 15-20 vehicles that park along the street. Residents have expressed concerns about the constant congestion on the street. The president stated that this is a violation of Restriction 12 that states no noxious or offensive activity may take place. The board decided to write a letter making a friendly request that they cease immediately. The board will evaluate in two weeks. If needed, a follow-up letter will be sent detailing violation of Restriction 12.

Katy submitted a written request to add a small corner portion of concrete to her existing driveway. A motion was made by Josh and seconded by Brad. All approved.

## **OLD BUSINESS:**

Jim recommended that future concrete requests should include a detailed agreement that homeowners will complete total cleanup after the completion of the project and immediately resod the area affected during construction.

The next HOA Board meeting is scheduled for August 14, 2025, at 7:00pm.

The HOA Annual meeting will be held July 17, 2025, at 6:30pm at the home of Jim Oates.

## **ADJOURNMENT:**

A motion was made by Katy and seconded by Steve that we adjourn. All approved.

Meeting adjourned at 8:58pm.

# **Magnolia Place Subdivision Residents Association, Inc.**

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