
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Ryan Libke-President

(rilibke@gmail.com)

502-257-2955

Andy Raisor

(araisor@deltaservicellc.com)

859-940-2873

Beth Brown - Secretary

(mrsbabrown@gmail.com)

502-551-4041

Katy Kleymeyer - Treasurer

(craftykaty@me.com)

502-220-2855

Jon Ballard

(gijonboy@gmail.com)

Asher Myatt

(ashermyatt@gmail.com)

August 7, 2018

The Board meeting was called to order at 7:00 PM.

The meeting notice was sent out by a paper announcement being placed in each newspaper box on July 31, 2018.

Those present were: All board members and Chris Nutter.

Ryan led the meeting due to having been vice president last year.

Beth read minutes from the last Board meeting.

There were no questions. Katy made first motion to accept the minutes as read. Andy seconded. All approved.

Katy read the financial report:

Balance as of today: \$14,340.59

All homeowners have paid their dues, as of August 1, 2018!! Jon made first motion to accept financial report. Asher seconded. All approved.

Welcome Committee: 2 houses for sale; one new house almost ready to close.

Front Entrance Committee: Ryan mentioned not much has been done to the front entrance since annual meeting. Andy asked when our contract with Evergreen is over. It ends at the end of the growing season 2018. Andy said he has talked to a couple of companies already about bidding to care for the front entrance. Ryan said we would discuss this topic and be prepared for when the contract with Evergreen ends.

Ryan called the manager of the County Road Department, Craig, to tell him about our pothole. He said he would come and fix that and scrape grass off the road on the Pridmore side of Burks Branch Rd. A "Blind Entrance" sign was discussed, but Craig stated he didn't seem to think it needed one. The north wall timing and transformer is out. Ryan tested it to make sure it doesn't work. He is going to get a new one.

P.O. Box 503

Shelbyville, KY 40066

www.mpshoa.com

mpshoa@yahoo.com

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Ryan Libke-President

(rilibke@gmail.com)

502-257-2955

Andy Raisor

(araisor@deltaservicellc.com)

859-940-2873

Beth Brown - Secretary

(mrsbabrown@gmail.com)

502-551-4041

Katy Kleymeyer - Treasurer

(craftykaty@me.com)

502-220-2855

Jon Ballard

(gijonboy@gmail.com)

Asher Myatt

(ashermyatt@gmail.com)

P.O. Box 503

Shelbyville, KY 40066

www.mpshoa.com

mpshoa@yahoo.com

Election of officers:

Ryan was nominated by Beth for president.
He accepted.

Beth nominated Andy Raisor for vice president.
He accepted.

Ryan nominated Beth for secretary.
She accepted.

Ryan nominated Katy for treasurer.
She accepted.

Katy made a nomination to accept all nominations.
Jon seconded. All approved.

OLD Business:

Discussion took place concerning who would take care of the various electronic means of communication for the subdivision, such as the web site. The Secretary will take care and maintain the email address list and send out necessary mass emails. Jon volunteered to maintain the HOA email address and the Subdivision Website.

Asher asked about putting a large sign about the date of the annual meeting and quarterly Board meetings at the front entrance. Katy will look into that because she thinks she has an extra sign.

Chris Nutter attended the meeting. He briefly explained the new insurance policy. He stated it was a \$400 savings from the old insurance policy. He gave the entire hard copy to Katy. Chris had been informed that Katy would take care of all necessary changes with the insurance policies. Chris stated he needs a "3 Year Loss Runs" report from State Farm to prove there have been no claims against us. We should receive a refund from our State Farm policy, which will help pay for our current/new policy. Our old policy was effective Jan - Jan. Ryan will check to make sure if that policy has been canceled. It should be canceled as of Aug 1, 2018. He will also request the 3 year Loss Runs. The report will be sent straight to Chris Nutter's office with a copy going to Ryan, as well.

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Ryan Libke-President

(rilibke@gmail.com)

502-257-2955

Andy Raisor

(araisor@deltaservicellc.com)

859-940-2873

Beth Brown - Secretary

(mrsbabrown@gmail.com)

502-551-4041

Katy Kleymeyer - Treasurer

(craftykaty@me.com)

502-220-2855

Jon Ballard

(gijonboy@gmail.com)

Asher Myatt

(ashermyatt@gmail.com)

P.O. Box 503

Shelbyville, KY 40066

www.mpshoa.com

mpshoa@yahoo.com

New Business:

Chris Nutter asked if Air B&B's were allowed in this subdivision? Asher said that Air B&B includes their own insurance so the homeowner's own insurance was not involved. Background checks are provided by Air B&B on anyone using their service. The Board concluded there was no restriction being broken that they needed to address.

Commercial Vehicles: Beth stated that she has had complaints about two different commercial vehicles in the neighborhood. Beth had one complaint stated to her about the following: complaint 1 is in reference to a commercial van with ladder racks; complaint 2 is in reference to a commercial lawn care pickup. Beth went on record as saying she agrees with the complaint. One Board member stated that the van with ladder racks supposed to be gone by the end of this week or next week, at the latest. It was stated that the lawn care vehicle is not in the driveway all the time. Andy stated he rarely saw it there, and he walks his dogs every day, so he has opportunity to see it if it was there. Several Board members stated they didn't see the truck there all that often and it wasn't parked there over night. Beth wasn't aware of this and changed her opinion on the topic. Therefore, the Board did not feel the need to take any action towards either homeowner.

Beth's new business: Beth had talked to Ryan about buying a laser printer vs paying a company to print our documents. Ryan stated Staples has a black and white one for \$79.99 right now. Ryan could order the printer, which would save money. Once the ink cartridges were used up, we could either buy another new printer or replace the cartridges. Based on the copies that needed to be made right now, having an outside company print them would cost approximately \$200. Discussion was had concerning going more electronic with all our communication to the residents in order to save money, time, and trees. We are going to work at trying to get more email addresses from all homeowners who uses email. It was decided to add to the Welcome Packet where to find the various documents and the new homeowner can look up and/or print the documents themselves. Asher made a motion to purchase a laser printer for less than \$100. Katy seconded it. All approved.

Once the annual meeting minutes are posted on the web site, Jon will tell Beth so she can pass out a note to all homeowners letting them know the electronic version is on line and to let Beth know if they want a hard copy.

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

Ryan Libke-President

(rlibke@gmail.com)

502-257-2955

Andy Raisor

(araisor@deltaservicellc.com)

859-940-2873

Beth Brown - Secretary

(mrsbabrown@gmail.com)

502-551-4041

Katy Kleymeyer - Treasurer

(craftykaty@me.com)

502-220-2855

Jon Ballard

(gijonboy@gmail.com)

Asher Myatt

(ashermyatt@gmail.com)

Katy's new business: Katy questioned if real estate signs were allowed at the front entrance. Ryan stated there is a **county ordinance** to only have signs on the properties which are for sale. If they (the county) see any signs, they may take them. The realtors will not receive the signs back. Open house signs aren't a problem because they are really short lived. Often the county will send out a crew to remove all illegal signs from intersections, subdivisions, etc. Katy questioned having election signs in someone's yard. Ryan said there is a **county ordinance** stating the signs had to be in the yard - behind the sidewalk, not between the sidewalk and road. But there is a **federal Supreme Court** ruling saying you can't regulate campaign signs. Ryan said he would talk to his guy about dealing any misplaced signs in our subdivision.

Asher motioned to adjourn the meeting at 8:35. Jon seconded. All agreed.

P.O. Box 503

Shelbyville, KY 40066

www.mpshoa.com

mpshoa@yahoo.com
