

**Jim Oates**

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**Jonathan Cook**

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**Linda Penn**

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Nov. 16, 2021

**RICHARD GREENBERG, ATTORNEY**

Prior to the meeting Richard Greenberg, our new attorney, discussed with us options we have in changing our AOP's. Our Restrictions cannot be changed without 100% vote in favor. Richard will review and possibly draw up a new proposed AOI and once that's complete we would have to have a 2/3 vote to approve the new AOI. He will help us draw letters to Homeowners (HO) if they do not comply with letters the board sends out in Restrictions violations. There have been a few HO advising the board that there are some HO that are not abiding by the Restrictions with parking their vehicles in their driveways with business logos on them. The board will send letters to these HO requesting them to comply with the Restrictions within 10 days. If said HO doesn't comply then a certified letter will go out with a 30 day time line to comply. If violation is still not corrected then the attorney will step in and send a letter to comply, and if still not in compliance than we will take the HO to court for a conjunctive relief.

If HOs ask why are we now enforcing the Restrictions is due to the fact that there are HO's that are approaching the board when they notice Restriction violations. We will inform the HO that they have agreed to the Deed Restrictions when they bought their house.

The new Rules and Regulations cannot conflict with the Restrictions. These are guidelines to be followed but not enforceable. We will have the new Rules and Regulations ready for the annual meeting. Each HO will receive a copy prior to the meeting for review and then a vote at the annual meeting.

**CALL TO ORDER**

The meeting was called to order at 7:56 by Jim Oates after Richard Greenberg left. It was held at Jim Oates residents at 163 Blossom Circle.

**CALLING OF THE ROLL**

Jim Oates, Linda Penn, Brad Allen, Katy Kleymeyer and Jonathan Cook were present for the meeting.

**PROOF OF NOTICE OF MEETING**

Bill Howlett sent the notice to all HO via email.

**READING AND APPROVAL OF MINUTES**

Jim passed out printed copies of the last board meeting. The minutes were read Katy made a motion to accept the minutes and Jonathan seconded-all approved

## **TREASURER'S REPORT**

Katy summarized the Treasurer's Report (see attached) and stated that the reports are always from the previous month to balance with the bank statement. The balance as of today is \$16,564.33. Brad motioned to accept the Treasurer's Report and Jonathan seconded it – all approved.

## **COMMITTEE REPORTS**

No committee reports

## **OLD BUSINESS**

Attorney - Jim stated that we hired Richard Greenberg to represent us for an attorney.

Commercial vehicles parking in driveways with logos. #100, #168 & #186 all have trucks with logos on their vehicles. #100 recently hasn't been parking theirs in the driveway. #168 has the logos on magnets which have been removed. #186 still has the pipe business on their truck. A letter will be sent out to #186 to rectify this. This letter will go out first with placing it in their mail box with a 10 notice to fix the issue or contact one of the board members. After 10 days if not rectified, then a certified letter will be sent out with a 30 day time line to fix the issue. After all this and if not rectified, then the attorney will send a letter.

Children Playing signs – Katy ordered and placed the new signs up. Two of the three had wooden posts that the old sign was taken down and new one went up. The sign at 104/106 was missing. Jim replaced it with a green metal sign and the new sign was placed on it.

Water over sidewalks - #152 and 182 has their sub pumps let out in their front yard or to the sidewalk. This is a hazard (icy in the winter or mossy/slimy) and needs to be fixed. A letter will be sent out to these HO to fix their sub pump/water issue.

Driveway - #147 had their driveway extended but did not include the area between the sidewalk and street. When cars pull up in the driveway they drive on the grass/mud to get to the extended driveway. This should be corrected by adding concrete to that area to completely extend the driveway correctly. A letter will be sent to this HO to correct this issue.

Trampoline - #182 has a trampoline, which is an appurtenance in our Restrictions and needs an approval. A letter will be sent out to ask them to submit an approval letter for this trampoline.

String Lights - #192 has 4X4 posts with lights strung up

## **NEW BUSINESS**

We need a new board member since Sean Reeder resigned. Instead of calling a special meeting to see if there is a HO that will be willing to volunteer to be on the board we will send a letter to all HO's to inform them that we have a vacancy on the board and it needs to be filled. In this letter we will ask for someone to volunteer to be on the board. If there is one, they are nominated and then we will have six board members. If there are multiple members who would like to volunteer then we will have to vote on these individuals and the one who has the most votes will be nominated.

Next Meeting – Feb 15<sup>th</sup> at 7:00 pm at Jim Oates residents

## **ADJOURNMENT**

Meeting adjourn by Katy and 2nd by Brand. Meeting adjourned at 8:40 pm

