

Moser Farms Homeowners Association Meeting

Meeting Minutes

September 8, 2025 | 6:30 pm via Zoom

Call to Order

Board Members:

x	MaryBeth Eubank	President	marybeth.5985@gmail.com
x	Danielle Lewis	Vice President	daniellelewis2525@gmail.com
x	Kent Billingsley	Treasurer	ktbillingsley@gmail.com
x	Stephanie Triplett	Social Chair	stephshookie@gmail.com
	Ken Rogers	Architectural Chair	ditkennyrodgers@gmail.com
	LaVita Chavous	Secretary	LaVitaChavous@outlook.com

Other Members Present:

Previous Meeting Minutes Approval47

Kent, Treasurer:

Checking Account	34,534.18	
Savings Account	40,675.97	
Bonds & Fences Account	1,510.89	
Outstanding Liens - 9109 Geneva Circle - 6001 Mt Pleasant Road	Completed	6001 Mt. Pleasant Road did pay fees but has not paid late fees since he paid in Feb. However, haven't heard anything back from 9109 Geneva Circle
Budget Update	\$21k paid to vendor, waiting for check to clear account	Discuss annual dues increase at October mtg

Stephanie, Social Chair Report:

Bike to Beat Cancer, 9/13 @ ~ 8:15 am	Norton's will occupy Moser Park. Send out notification through FB and RA to residents	Stephanie is to post something to Facebook/Reach Alert reminding people of the event
Next Quarterly Newsletter, October <ul style="list-style-type: none">- Facebook- Email- Website	To include: <ul style="list-style-type: none">- Reach Alert Instructions- Scooter Safety- Fall Festival- Turkey Trot- Playground Photos- Fischer Court Landscaping Photos- Santa & Mrs. Claus Winter Event @ Moser Park- Annual MTG Date- Neighborhood Safety	Annual MTG Date, Monday, December 1 @ Norton Commons Fire Department, Get Playground and Fisher Court Photos MB, Santa Date Danielle, Jill & Turkey Trot
Food Trucks Update & Schedule	Finished for the season?	Food Trucks are complete for the year
Fall Festival		October 12 @ 2pm Pumpkin Painting Bobbing for apples Music Squarebails for photos Small bouncy houses (Danielle & MB) Apple Cider/Fall Snack Create Facebook Event

Ken, Architectural Chair Report:

Park Camera Installation Update	Installed	
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Danielle, Vice President:

Moser Farms Reserve Study		Danielle to review further
Glen Oaks Apartment Development		No update available

MaryBeth, President:

Yard of the Month	Revisit in October	
Playground Equipment Installation - Miracle	\$21,064.00 Complete	
Street Parking Complaints	6106 John Moser Way, 2.20	
Glen Oaks Security		Populate a statement with Glen Oaks regarding gated community not being an option
Glen Oaks/Moser Farms HOA Consolidation	Pending Reserve Study/Further Conversation	
Speed Limit Sign Update	Radarsigns.com , \$3,500^ Discuss after Reserve Study	
Zurich Park Electrical Issues	William White Will review after Reserve Study is received	
Board Leaders MTG, Monthly		

Lavita:

6210 Elizabeth Court	Truck in yard	
Email Organization		
Role Timeline		

Tabled Items

3 Yr Rolling and 2026 Proposal	Propose 2026 Dues \$400	Contingent on the Reserve Study
Neighborhood Directory	Include interest w/ 2025 Dues Request	

Santa & Mrs. Claus Winter Event @ Moser Park		
Dead Tree Termination	One is located beside the park	Table until Spring 2026
Table for 2026 <ul style="list-style-type: none"> - Entrance to Moser Farms Light - In front of Stephanie's look at symmetrical placement of bushes 	Have light bulb replaced/plant moved	
EasyHOA Platform <ul style="list-style-type: none"> - https://easyhoa.com/features/ - GO, \$189 monthly - HOA Dues Payments <ul style="list-style-type: none"> - \$2.24 flat fee ACH/Echeck transactions - \$11.94 on CC transactions - \$.50 flat fee on CC transactions 		

Next Meeting, Next MTG, October 6 @ 6:30pm
Adjournment