

Moser Farms Homeowners Association

Board of Directors Meeting Minutes

<https://www.moserfarmshomes.org>

July 13, 2026 | 6:30 pm via Zoom

Call to Order

Time/Date:07/13/2026, 6:38 P.M.

Board Members (Present/Absent):

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
X	Ken Rogers	Architectural Chair	ditkennyrodgers@gmail.com
X	LaVita Chavous	Secretary	lavitachavous@outlook.com

Guests Present:

Danielle Schubargo/J?		

Approval of Previous Meeting Minutes

Kent, Treasurer Report :

Checking Balance	10941.24	Budget for parties is 1500, spent YTD 633.14
Savings Balance	60683.59	
Bonds & Fences Balance	1511.09	

Stephanie, Social Chair Report:

Quarterly Newsletter	August	
Events - Summer Yard Sale 7/31-8/2 - Summer Junk Day 8/6	-	Stephanie posted on social media and will send out reminders to promote
Summer Activity Ideas - Summer Social, 8/5 from 5-8p - ~\$1750 - Two Bouncy Houses - Farmer Steve - Desert Truck - Hot Dog Truck		We're in good shape. All things listed are confirmed except the dessert truck & bouncy houses. She's spoken with these two. Stephanie is reaching out to Jessica Sogar for additional teen activities and ideas. MaryBeth will reach out to some people for use of a speaker system. No movie.
Bi-Annual Yard \$50 Lowes Gift Card - Winter (Holiday)		
Bike to Beat Cancer Event, 9/12/2026 - Pavilion @ Park will be used - Porta-Potty present		

Ken, Architectural Chair Report:

Andy Sosnowski, Fence Install - Address 6201 Interlaken Way		It looks like the fence request fits all MFHOA's requirements. Ken is going to talk to him again just to confirm.
Mandy Schaffner, 6020 John Moser Way - Pickleball Court Request	Requested documentation has not been received. They are still considering it but a down payment has not been made.	We will remove this request
Zurich Park Electrical Issue	Was a 2nd opinion requested?	Ken can't get a hold of the electrical worker. MaryBeth

		sent a work order request to LG & E.
Electrical Post @ Hensley & Mt. Pleasant	Contacted LG&E 3/12	
Electrician needed for light at Moser Farms Sign		Ken will check on this

Lavita, Secretary Report:

9109 Geneva Circle, remove lien - All liens have been removed?		All liens have been removed. LaVita will turn in the receipts to the email address. She thinks she has two of them
Annual Dues Printing Process Update		I checked on it a while ago but have misplaced the notes on this. I will check again. It is 0.18 per copy but I'll have to check on the collation.
Email Organization/Folder Creation		I did organize some of them, but have not had an opportunity to organize any in a bit.

Danielle, Vice President Report:

6100 Moser Court Business - The First Car Project - A letter was drafted. Any feedback?		Danielle drove by and the porta potty and trailer was gone. So she suggests that we don't send a letter for now and wait and see if it happens again.
Bylaws Discussion: - Dues Past Due Language - 5 days post 1/31 - Street Parking (repeated offenses) - Pickleball Courts bylaw language		Danielle is still working on the bylaws. She is mostly focusing on language changes. She wants a single update when she sends it out.

(Similar to that of Solar Panels)		
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MaryBeth, President:

Dead Tree Trimming completed		The dead trees have been cut done
Board Role Responsibilities & Review	Sent by email 3/17	We can take this topic off. If anyone has questions, just ask.
Neighborhood Directory - Sending as requested		We have not blasted it out because google does not support password protection
Welcome Letter Adjustments	Sent by email 3/17	We can take this topic off. We made a few adjustments
Remove/Relocate bushes at Bern Gardens Island - pending		This is supposed to be getting done soon
Suspicious Activity Form Creation - Added to website - Was link shared on Facebook?		Not sure if it was added to Facebook but it has been added to the newsletter. We will remind people that it is available at an opportune time

New Business

Homeowners Forum/Open Session/Discussion:

Who is the new Glen Oaks Board President and membership because there have been a lot of changes since we last met with them? Jamie hopes to sell the land but we're not sure how that is going to work with a new home development. The Glen Oaks Country Club is up for sale, but we're not sure who is going to purchase it.

One person reached out to MFHOA about a lawn care business. Tim is supposed to be getting out of the business. Kent will reach out to the person and allow them to provide a quote.

The big, tall bushes were cut on Moser Farm Road, but we will need to address this at some point because the tops weren't cut.

MaryBeth reached out to Ben of the Oldham County Road Department because the greenery had really grown out and it was hard to see around the corner when making a turn.

Danielle Schubargo talked about the look/aesthetics of the neighborhood: mailboxes, light poles, crooked signs that look bad. MaryBeth said the posts and street signs have been updated within the 5 years. She said the neighborhood looks a little outdated compared to other Oldham County neighborhoods. There may be a few stop signs that have not been updated. MaryBeth said that LGE is responsible for the light posts.

Mailboxes are falling apart. Danielle Lewis and MaryBeth say this is a resident responsibility. Sanctuary Falls has a bank of mailboxes at the end of the street and suggests that we consider that. Danielle Schubargo says she is willing to make some calls and help out in any way she can. MaryBeth will keep Ms. Schubargo updated.

Next Meeting Date/Time: September 8, 2026 @ 7:00 p.m.

Adjournment Time: 7:30 p.m.