

Moser Farms Homeowners Association

Board of Directors Meeting Minutes

<https://www.moserfarmshomes.org>

May 11, 2026 | 6:30 pm via Zoom

Call to Order

Time/Date:

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

Guests Present:

Approval of Previous Meeting Minutes

Kent, Treasurer Report :

Checking Balance	\$21,102.63	
Savings Balance	\$60,681.57	
Bonds & Fences Balance	\$1,511.05	
2026 Dues Update	None outstanding!!	

Stephanie, Social Chair Report:

Quarterly Newsletter	2nd Quarter	To be sent out this week or next - Yard of the season to be added - MB to send Stephanie neighbor contact for Featured Family
Events - Summer Yard Sale 7/31-8/2 - Summer Junk Day 8/6		
Summer Activity Ideas - Movie Night - Neighborhood Potluck - Ice Cream Social - Community Lemonade Stand for the kids to partake in - Farmer Steve - Face Painting - Neighborhood Car Wash		Combine some of these activities and do a "Summer Social"/"Back to School" event before school begins so end of July or beginning of August Reach out to GO residents that manage the 4th of July parade to ask if MF can advertise and partake. Hip Hop Sweet Shop, inquire about date and time to come to social event Add a couple of food trucks to social event
Bi-Annual Yard \$50 Lowes Gift Card - Summer - Winter (Holiday)		

Ken, Architectural Chair Report:

Bob Uteri, 6208 Moritz Court	Patio Remodel / Driveway Extension	Approved, neighbors also have a concrete patio.
Brian Fields, 6205 Elizabeth Court	Garage Addition	Approved, nothing in his plans are outside HOA rules.

Zach Keller, 6203 Fisher Court	New Fence	Approved, meets HOA restrictions. He's getting a survey done so he is safe.
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.	
Zurich Park Electrical Issue	Possibly something exposed.	One electrician didn't see an issue with it, Ken to get a 2nd opinion.
Electrical Post @ Hensley & Mt. Pleasant	Contacted LG&E 3/12	MB to reach out to LG&E and resubmit concern. MB to reach out to homeowner

Lavita, Secretary Report:

9109 Geneva Circle, remove lien		
Annual Dues Printing Process Update		
Email Organization/Folder Creation		

Danielle, Vice President Report:

6100 Moser Court Business - The First Car Project - Letter Drafted		Danielle to email letter to HOA for our review
Bylaws Discussion: - Dues Past Due Language - 5 days post 1/31 - Street Parking (repeated offenses) - Pickleball Courts bylaw language (Similar to that of Solar Panels)		Danielle to complete within next quarter.

MaryBeth, President:

Dead Tree Trimming Ben Kimbler, 502.296.9886	- Identify in Spring - OC will remove trees if in easement	MB to reach back out to Ben Kimbler
Board Role Responsibilities & Review	Sent by email 3/17	
Neighborhood Directory	Cannot be PW protected, not published as of 3/18	MB to reach out to Greg Taylor regarding PVA Possibly send out emails to current email addresses prior to dues letters requesting confirmation of address
Glen Oaks/Moser Farms HOA Consolidation - MF Reserve Study sent to GO on 1.26		No further discussion. If MF is approached again we are open to discussion but this is no longer an item of discussion for our agenda
Welcome Letter Adjustments	Sent by email 3/17	MB to look at new residents in inbox and send welcome letters
Remove/Relocate light at Moser Farms Entrance	Pending	Light is out at entrance. MB to reach to Tim.
Remove/Relocate bushes at Bern Gardens Island	Pending	MB to look at this.
Suspicious Activity Form Creation - Add to website and share link on Facebook	Sent by text 3/17	Tell Stephanie to include link in the newsletter

New Business

Homeowners Forum/Open Session/Discussion:

Next Meeting Date/Time:

Adjournment Time: