

## Moser Farms Homeowners Association Meeting

### Meeting Minutes

October 6, 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 Approval

#### Kent, Treasurer:

Checking Account	6,545.60	
Savings Account	35,676.65	
Bonds & Fences Account	1,510.91	
Outstanding Liens - 9109 Geneva Circle - 6001 Mt Pleasant Road		6001 Mt. Pleasant Road, Revisit March 1, 2026 and take action  9109 Geneva Circle, MB to contact and discuss dues
Budget Update	Current Income -Exp = -20,885.39	

Annual Dues Increase <ul style="list-style-type: none"> <li>- \$350 current</li> <li>- Proposal of \$400</li> </ul>		Will discuss with Brent in November meeting
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#### **Stephanie, Social Chair Report:**

Next Quarterly Newsletter, October <ul style="list-style-type: none"> <li>- Facebook</li> <li>- Email</li> <li>- Website</li> </ul>	To include: <ul style="list-style-type: none"> <li>- Reach Alert Instructions</li> <li>- Scooter Safety</li> <li>- Fall Festival, October 12 @ 2PM</li> <li>- Turkey Trot Details</li> <li>- Playground Photos</li> <li>- Fischer Court Landscaping Photos</li> <li>- Santa &amp; Mrs. Claus Winter Event @ Moser Park</li> <li>- Annual MTG, 12.1 @ 6:30PM</li> <li>- Neighborhood Safety</li> </ul>	Stephanie to send out Newsletter by 10.10  Create Turkey Trot Route, MB (Starts on Matten) Put Banner Up Coffee Hot Chocolate Donuts Bananas  Santa & Mrs. Claus, Candy Canes and Hot Chocolate
Fall Festival, 10.12 @ 2-4PM <ul style="list-style-type: none"> <li>- Pumpkin Painting</li> <li>- Bobbing for apples</li> <li>- Music</li> <li>- Squarebails for photos</li> <li>- Small bouncy houses (Danielle &amp; MB)</li> <li>- Apple Cider/Fall Snack</li> <li>- Create Facebook Event</li> </ul>		Pumpkins, MB Mums, MB Cornstalks, MB Paint, MB Hay, Danielle (5) Dollar Tree Tableclothes, MB Music, MB Apples/Water/Cider/Snacks, Stephanie & Danielle Pool, Stephanie Bouncies, Danielle & MB

#### **Ken, Architectural Chair Report:**

Larry & Donna Landor 6208 Interlaken Drive New Roof Request, Black against white brick home	Request does not require board approval	
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#### **Danielle, Vice President:**

Moser Farms Reserve Study		Potential November 3rd date to review reserve study with Brent
Glen Oaks Apartment Development		No Update

**MaryBeth, President:**

Yard of the Month	October Selection	Board decided to move forward with neighborhood voting twice a year.
Street Parking Complaints	6106 John Moser Way, 2.20	No Update
Glen Oaks Security	Awaiting GO for statement	Pending
Glen Oaks/Moser Farms HOA Consolidation	Pending Reserve Study/Further Conversation	No Update
Speed Limit Sign Update	<a href="http://Radarsigns.com">Radarsigns.com</a> , \$3,500^ Discuss after Reserve Study	No Update
Zurich Park Electrical Issues	William White Will review after Reserve Study is received	No Update
Board Leaders MTG, Monthly		No Update

**Lavita:**

Email Organization		No Update
Role Timeline		No Update

**Tabled Items**

Neighborhood Directory	Include interest w/ 2025 Dues Request	No Update
Dead Tree Termination	One is located beside the park	Table until Spring 2026, MB to ask Tim
Table for 2026 - Entrance to Moser Farms Light	Have light bulb replaced/plant moved	No Update

<ul style="list-style-type: none"> <li>- In front of Stephanie's look at symmetrical placement of bushes</li> </ul>		
<p>EasyHOA Platform</p> <ul style="list-style-type: none"> <li>- <a href="https://easyhoa.com/features/">https://easyhoa.com/features/</a></li> <li>- GO, \$189 monthly</li> <li>- HOA Dues Payments               <ul style="list-style-type: none"> <li>- \$2.24 flat fee ACH/Echeck transactions</li> <li>- \$11.94 on CC transactions</li> <li>- \$.50 flat fee on CC transactions</li> </ul> </li> </ul>		No Update

Next Meeting/Adjournment  
November 3rd @ 6:30pm