

Moser Farms Homeowners Association Annual Meeting

December 1, 2025 @ 6:30 p.m.

Board Members Present: President-MaryBeth Eubank, Treasurer-Kent Billingsly, Social Chair-Stephanie Triplett, Vice-President-Danielle Lewis, and Secretary-LaVita Chavous. Not present-Architectural Chair-Ken Rogers.

Residents Present: Jamie Jumps, Jason Becker, Pat Hynes, Candace Gains, and Lauren Tapley

We went over the (2025) year in review.

Playground improvements-did a survey 1st, then constructed a Ga Ga Pit, mulch, new playground equipment-dome climber

Landscaping Revitalization

- Fischer Ct.-landscape redone (dying trees, bushes)
- Moser Farm Rd.-weeded area where massive bushes had been removed

Reserve Study-assists in fiscal management

- Glen Oaks had used the company before
- It is good for 30 years
- They looked at the neighborhood reserves right now (not on-going maintenance to make sure that we have enough money in our savings for emergent expenditures)
- The biggest concern is that security for our neighborhood is \$80/hr. for an officer.
- A copy is available if needed

Back Entrance Paving

-The state paved it, then it was re-done. The back entrance was holding a lot of water.

Quarterly Newsletter & Moser Farms Welcome Letter Report by Stephanie Triplett

-Vice President-Stephanie Triplett does these. They show various information for Moser Farms, activities and any neighborhood concerns

Neighborhood Social Events Report by Stephanie Triplett

- Easter Egg Hunt
- Pumpkin Painting for Halloween
- Turkey Trot for Thanksgiving
- Santa for Christmas
- Food trucks

If there are any activities residents would like Moser Farms HOA to consider, let us know.

2026 New Business

Fiscal Report by Kent Billingsly

-dues increase from \$300 to \$400 paid through an invoice system. Pay it by putting it in the mailbox at 6008 Moser farm Road.

-The increase is due to upkeep and costs associated with:

- landscaping, water, electricity cost increases. We have taken some things out to decrease costs. We've done most of the major improvements so far, so we are in a good position.
- We want to maintain similar aesthetics to surrounding neighborhoods. We are not the most expensive nor are we the least. We are fair with our dues cost.
- A resident asked about digital collection of dues. Kent replied that the costs of going digital isn't worth it for a one-time fee. We check the mailbox twice a day. We have tried Paypal and residents did not want to pay the associated fees, so that made Moser Farms HOA incur the costs

Secretary Vacancy

The role was explained. If you or someone you know is interested, please let us know.

Neighborhood Directory

Create an online directory or paper document that will be password protected so neighbors can get in touch with other residents. People will be able to opt in.

Resident's concerns

- Streetlights on Moser Ct. are out. Kids are in the dark.

- Trees have grown up across from 6006 John Moser Way. If there are dead trees between the sidewalk and the road, the county will remove them
- We are aware that one picnic table is missing. It is down in the woods, and it is very heavy to move. We will move it in the spring.
- Discussed that there is one house that is not in Moser that has a dead tree. The county will probably remove that.
- There is a fence that is falling back by I71. Marybeth has a phone number for the person.
- Flock Cameras-We stopped the contract with the flock cameras because we spent \$9,000 on the cameras and did not get much productivity from having them. Glen Oaks stopped using them as well.
- Neighborhood safety-kids do senior assassin pranks where they run around in the dark and chase each other between and around neighborhood houses. This could create a danger of someone getting hurt. Kids also ride scooters fast and unsafe around the neighborhood