

**Moser Farms Homeowners Association Meeting**  
<https://www.moserfarmshomes.org/>

**Meeting Minutes**

January 12, 2026 | 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	LaVita Chavous	Secretary	lavitachavous@outlook.com
X	Kent Billingsley	Treasurer	ktbillingsley@gmail.com
X	Stephanie Triplett	Social Chair	stephshookie@gmail.com
	Ken Rogers	Architectural Chair	ditkennyrodgers@gmail.com

**Other Members Present:**


***Previous Meeting Minutes Approval***

**Kent, Treasurer:**

Checking Account	\$23,552.40	25 residents have paid so far. There will be \$7,000 coming out for landscaping soon. We chose a different type of checking account to be able to keep a lower balance. Our insurance went up approx. \$700 possibly due to previous litigation
Savings Account	\$20,678.35	
Bonds & Fences Account	\$1,510.97	
Outstanding Liens - 9109 Geneva Circle		We sent a modified letter to them due to an outstanding

		balance. They have not reached out.
Outstanding Lien -Resident @ 6001 Mt. Pleasant Road dues/lien discussion		We examined the language on the letter/bylaws due to confusion of where it appears we give a 30-day grace period on late dues, so we will waive the late fees. We will modify the bylaws to a 5-day grace period. Danielle will craft some language for our review to vote on. I will look into what we need to release the lien.
New Resident Addresses - Spreadsheet to track new addresses?	6013 John Moser Way 6319 Zurich Court 6009 Mt. Pleasant Road 6113 Moser Farm Road 6105 Hensley Road 6202 Fischer Court 6203 Fischer Court Dick & Elberta Bergeron Dale Liechty	These residents are new or have not received a dues letter. Kent will cross reference these names to see if they have paid and what letters have been sent to people. We will check the spreadsheet regularly to track new resident's addresses. The welcome letter will be updated.

#### Stephanie, Social Chair Report:

Quarterly Newsletter	January <ul style="list-style-type: none"> <li>- If you see trash, pick it up</li> <li>- Street Light Outage Link</li> <li>- Sidewalk Snow Removal Reminder</li> </ul>	Stephanie is planning to get the letter out by the end of January. We will recap past events, last quarter and what's upcoming. We discussed highlighting new neighbors.
Events Recap <ul style="list-style-type: none"> <li>- Turkey Trot</li> <li>- Santa &amp; Cookies</li> </ul>		
Spring/Summer Activities <ul style="list-style-type: none"> <li>- Easter Egg Hunt <ul style="list-style-type: none"> <li>- Proposed Date, 3/28</li> </ul> </li> </ul>		This date is a week before Spring Break.

Upcoming yard sale		We will check with Glen Oaks to see when they are having their yard sale and will piggyback off of theirs
Bi-Annual Yard <ul style="list-style-type: none"> <li>- Summer</li> <li>- Winter (Holiday)</li> </ul>	Propose twice a year and \$50 GC verses \$25	Stephanie will award the yard of the month that she was supposed to and had not yet.

**Ken, Architectural Chair Report:**

Mandy Schaffner, 6020 John Moser Way <ul style="list-style-type: none"> <li>- Pickleball Court Request</li> </ul>		They want to build a pickleball court. We will need to see a drawing or a survey to make sure it doesn't encroach upon neighbor's property. We will advise of noise, property and bylaw rules. Danielle will research language for a response and Kent suggests treating it like a pool. MaryBeth will communicate with the resident.
Dead Tree Trimming	<ul style="list-style-type: none"> <li>- Identify in Spring</li> <li>- OC will remove trees if in easement</li> </ul>	They took out a dead tree by the farmhouse.

**LaVita, Secretary:**

Annual Dues Process		August-go to the PVA website to look for updated addresses. LaVita will research other businesses for printing.
Email Organization/Folder Creation		LaVita will work on the organization. Danielle will work on it during the summer as well. Kent suggests looking at the retention of records.

**Danielle, Vice President:**

Updating By-Law language around past due amounts, pickleball courts (similar to that of solar panels)		Danielle will look at updating language
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**MaryBeth, President:**

Board Role Responsibilities <ul style="list-style-type: none"><li>- Review Responsibilities</li><li>- Participation Expectations</li></ul>		<p>Every board member needs to review the roles.</p> <p>We discussed participation. Per bylaw, there needs to be a reason to miss meetings or otherwise. MaryBeth suggested we include in the notes, the bylaw.</p> <p>Bylaw 9.3 Abandonment of Office.</p> <p>Any officer that misses three (3) consecutive board meetings without supplying a reasonable cause to the President will be considered to have abandoned their office. At any regular or special meeting, the Board can vote for dismissal due to 7 Approved January 2024 abandonment. A majority vote of the Board is required for dismissal due to abandonment. The Board will notify the officer of the action and the dismissal. The Board will appoint someone from the membership to complete the remaining term of the removed director.</p>
Annual Dues Letters <ul style="list-style-type: none"><li>- Sent 1.1</li><li>- Propose New Dues Format (see attached)</li></ul>	25 collected as of 1/12	See above under treasurer's notes.

Neighborhood Directory		Kent has received responses from residents who want to be included and MaryBeth will tackle this project once dues are back.
Glen Oaks/Moser Farms HOA Consolidation	Schedule meeting to discuss Reserve Studies	MaryBeth will reach out and see if they are interested in combining HOAs. MaryBeth will put the Reserve Study on the website.
Street Light Outages Front of cul de sac (closest to John Moser Way)		MaryBeth will reach out to LGE to see if they can return and fix the light again because it is flickering.
Todd Murphy, Email Complaint & Response		Can the board ask neighbors to not blow leaves in the street and address holiday decorations be taken down before February 1 <sup>st</sup> , street parking? We've addressed street parking and holiday décor before. MaryBeth & Danielle will respond.
Welcome Letter	6113 Moser Farm Road	MaryBeth will send one to her neighbor
Remove/Relocate light at Moser Farms Entrance		MaryBeth will talk to Tim and remove the bush and change the light or put a new bulb in.
Remove/Relocate bushes at Bern Gardens Island		MaryBeth will have Tim remove the bush or put more tiny bushes in.
Suspicious Activity Form 9/5		We created a spreadsheet for residents, but Glen Oaks has a form, and it is easier than going into a spreadsheet. We would get notified when someone reports something. We will be just tracking incidents for our purposes if needed, not to supersede sharing info with the police or gaining residents' information.

Speed Limit Sign Update	<a href="http://Radarsigns.com">Radarsigns.com</a> , \$3,500^ Discuss after Reserve Study	LaVita stated that people know what the speed limit is and they won't slow down and it would be a waste of money. So, we will forgo this.
Zurich Park Electrical Issues	<ul style="list-style-type: none"> <li>- William White (LGE)</li> <li>- Review after Reserve Study is received</li> </ul>	We had exposed wires that needed to be taken care of. We will address it.

### Tabled Items

EasyHOA Platform <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>		We will remove this from the agenda because we aren't going to handle this right now.
Glen Oaks Apartment Development		We will remove this because this plan seems to be dead.
Speed Limit Sign Update	<a href="http://Radarsigns.com">Radarsigns.com</a> , \$3,500^ Discuss after Reserve Study	LaVita stated that people know what the speed limit is and they won't slow down and it would be a waste of money. So, we will forgo this.
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Neighboring Board Leaders MTG, Monthly		We will remove this from the agenda because MaryBeth has not received any emails nor has she attended lately.

Next Meeting/Adjournment