Moser Farms Homeowners Association

Board of Directors Meeting Minutes

https://www.moserfarmshomes.org

October 14, 2026 | 6:30 pm via Zoom

Call to Order
Time/Date: 6:42PM on 10.14.26

Board Members
MaryBeth Eubank, President | Danielle Lewis, Vice President | Kent Billingsly, Treasurer | Stephanie Triplett, Social Chair | Ken Rogers, Architectural Chair | Lavita Chavous, Secretary

Agenda Item	Lead	Minutes
Welcome and Roll Call	M. Eubank	Danielle Lewis Ken Rogers Stephanie Triplett MaryBeth Eubank Jim Hartman
Approval of Agenda	M. Eubank	
Approval of Minutes from Previous Meeting	M. Eubank	
Treasure Report - Checking - Savings - Bonds/Fences - Landscaping Company Update	K. Billingsley	Checking - $17,327.80 B&F - $1,511.15 Savings - $45,686.13 Checks outstanding - $7,176.12 - Full Care $1,325.42 - Signaroma $166.94 - Property Taxes 2026 I added an Invoice folder to the mailbox for invoices that need to be paid. Budget for Turkey Trot $250 $3,200 to spend in 2026 for neighborhood improvements - Kent, can you clarify this? MB to reach out to him.
Social Chair Report - Quarterly Newsletter - Next Up Dec or Jan - Events - Halloween Parade	S. Triplett	- Quarterly Newsletter to come out in December - Share Annual MTG information in this newsletter

- Turkey Trot - Bi-Annual Yard Gift Card - New Event Signage		- Stephanie and the HOA are more of a support for the Halloween Parade/Festivities. - MB to send the parade map to Stephanie to post on Facebook. - Two quotes have been received for the Turkey Trot shirts. Will discuss the pricing offline through text. - All profits from the turkey trot t-shirt sales will go to the Ronald McDonald House - MB to work on Turkey Trot route, 5K - Turkey Trot to begin at park and end at park - Refreshments include coffee, hot chocolate, bananas, donuts, cups, napkins, bring garbage bags - Stephanie to look around at yards for halloween GC and if nothing stands out then we'll wait until Christmas - Look more into New Event Signage in the spring season
Architectural Chair Report - Zurich Park Electrical Issue - Electrician needed at Main MF Entrance Sign	K. Rogers	- Ken, review 6004 John Moser Way fence install - Remove Zurich Park Electrical Issue from agenda. All is good after having three two additional electricians look at it - Ken to resubmit light outages on Moser Farm Road in the back of the neighborhood near Zermatt Court (one near back entrance and two near park) - Ken, take a look at electrician to come out to look at main MF sign light

Secretary Report - Annual Dues Printing Update	L. Chavous	Lavita isn't available.

V. President Report
- Bylaws Update
  - Dues Past Due Language
  - 5 days post 1/31
  - Street Parking (repeated offenses)
  - Pickleball Courts bylaw language (Similar to that of Solar Panels)
	D. Lewis	- No current request for pickleball courts.
		- The hoa is aware that pickleball courts are a concern of neighbors.
		- An update will be provided at the annual mtg on 12.7.26.
		- Jim Hartman and Glen have a concern re:pickleball courts
		- Bylaws updates will be available during the annual mtg and voting will be done at the annual mtg to approve those updates
		- No official updates on the GO Apartment Complex

President Update - Brady Doran, Full Care Acct. Rep. - Review Estimates - Ben Kimbler, Removal of Dead Trees on corner of Hensley & Geneva Circle - Turkey Trot Shirts - Annual MTG Reservation	M. Eubank	a) Shrub Replacement @ Moser Court, $530 b) Tree Removal/Replace @ Geneva Springs, $4,534.68 c) Shrub Replacement @ Bern Gardens/Main Ent., 437.18 d) Shrub Replacements @ Utility Box on Hensley, 541.02 e) Moser Farm Road Tree Pruning, $5,554.45 Firehouse annual mtg reservation, 12.7 @ 7:00pm
Homeowners/Resident Public Comment	M. Eubank	Request for fire safety/response times (request from fire staff)
Next Meeting Date/Time	M. Eubank	Next MTG on 12.2.26 @ 6:30PM Danielle to setup zoom for 12.2 mtg and 12.7 mtg. Print out residents info for sign ins
Adjournment Time	M. Eubank	7:31PM