

MSNA

June Meeting Minutes
MSNA Association Meeting
328 Masterson Station Drive
Lexington, KY 40511
www.mastersonstation.org

Meeting: June 21, 2016

Board Members Present:

Jeff Crabb-President
Mark Treesh-Treasurer
Lori Hindenlang-Secretary
Julie Baker
Jeremy Neal

Others in attendance:

26 Association members noted on sign-in roster as well as manual count

Jeff called the meeting to order at 7:03pm

Minutes from the March association meeting were handed out and reviewed.

Treasurers Report:

Mark presented the financial reports as of May, 2016. Several questions were raised by members in attendance, which were answered by Mark and summarized below.

- Mr. Foster asked about the pool dues not reaching the budgeted number. Not all pool money has been collected since some memberships are purchased in June.
- Another home owner asked about accrual accounting. This is the way the association's accounts have been done since before any of the current board members were elected. This is the method recommended by the accounting organizations.
- Someone asked about performing an audit on the association's books. This has never been done. It is quite expensive and other options do exist.
- Rebilling those homeowners with a past due balance will be done in June. About 78% of the homes in the association have paid their dues. Mark handed out an accounts receivable summary. About 37 homes owe more than \$42,000 in dues and fees.
- The financial reports are open to any homeowner that would like to review them. They are not on the website because the association does not have a member's only page.

New Business:

1. The Fall Yard sale will be September 10, 2016. The event will be advertised in the Herald Leader and signs will be up at the main entrance. If possible, the old banner will be displayed if it can be hung on something sturdy near the entrance.
2. Movie Nights and Free Swims at the pool will continue this summer. The scheduled dates are July 16 showing *The Good Dinosaur* and August 13 showing *Minions*.
3. Jeff gave an update on the New Circle Road construction project; some of the new lanes will be open before July 4 and the Versailles Road interchange will be completed in October.
4. In accordance with the association's by-laws, the next election of the Board of Directors will occur at the annual meeting this September. All seven board positions are up for re-election. The directors serve a two year term with no term limits. The board is elected by association members and the newly elected board, in turn, will elect the four officers. If any homeowner is interested in running for the board and have the time to be involved, contact Dana in the property office during regular business hours at 246-0911 or via email at manager@mastersonstation.org. Regular business hours are M-Th 9am – 3pm.

5. Jeremy and Lori asked for volunteers to serve on the social committee. If interested email them or contact the property manager.
6. Lori welcomed new members and invited all to join the email distribution group and the Facebook group to keep in touch with neighborhood happenings.
7. Shevawn Akers gave an update on upcoming events in Lexington.
 - She also updated members on the zone change to the Great Acres property. This land will be developed by Anderson Communities.
 - There will be a Second District Party on September 25 from 1-5. Anyone interested in donating money or food services should contact her office.
 - The area at Mulundy and Greendale is zoned as commercial.
 - The corner of Spurr and Greendale is zoned light industrial and there are plans to build a warehouse on this property.
 - The new fire station on Magnolia Springs will break ground in the fall and is slated to open in 2017.
8. Tom Godell, Masterson Station resident and General Manager at WUKY Radio gave a brief update on the station's move to the property at 2640 Spurr Road. He gave a history of the station, which has been on the air since the 1930s and currently can be heard at 91.3 or via streaming at wuky.edu. They are planning an open house in the spring with live music offerings throughout the year.
9. Michelle from Parks and Recreation was present to discuss the plans for the park area behind the clubhouse that extends down to the playground on Lucille, approximately 10 acres. Highpoints from her discussion:
 - There are 86 funded projects currently in Parks and Recreation
 - She shared a preliminary plan for the shared use trail. The trail will be 10 feet wide and encircle the park's boundaries. The plan calls for a basketball court. The playground may get moved and tennis courts are slated to be added at a later date.
 - There is \$87,000 to start the project. Permits will be filed in the fall so construction can begin in spring.
 - One homeowner was concerned that the proposed basketball court will be right outside her property causing noise and disruptions. This prompted much discussion about the pros and cons of having a park with these types of activities.
 - The board agreed to help Michelle reach out to area residents for additional input since this was not an association project but impacted many homeowners in the neighborhood.

Open Discussion:

1. Mr. Foster asked about the definition of trailer and how violations were being acknowledged. The DOR committee is in the process of redefining certain key areas of the DOR and bringing all sections of the neighborhood under one master agreement.
2. A homeowner complained about cars being parked on the street. This is a city ordinance and calls can be made to 311.
3. A member of the entrance committee asked for an update on the front entrance sign. Jeff indicated that he just received a drawing from a recommended service provider this past week. There wasn't time to call a committee meeting before the association meeting. Drawings should be ready to share at the next meeting. The old entrance sign is laying in the grass because the state, who owns the sign, has not picked it up.
4. Julie gave a brief explanation of the matching grant program sponsored by the city in response to a homeowner question. The fence around the playground on Lucille was obtained in this manner. The city also approved the proposal to create a large checkerboard and landscaped area next to the clubhouse parking lot. A list of available grants can be found on the LFCUG website.
5. The next association meeting is September 20th at 7pm.

Adjournment: 8:45pm

Minutes submitted by Lori Hindenlang

**MSNA Association
Meeting Agenda
June 21, 2016**

I) March's meeting minutes

II) Treasurer's Report

III) New Business

a) Fall Yard Sale is September 10th, 2016

b) Movie Nights at the pool
July 16th & August 13th

c) New Circle Road Construction
Project completion date is scheduled for October 1st
Some of the new lanes will be open before July 4th
Versailles Road interchange will be complete close to the fall Keeneland meet

d) Board election will be in September

IV) Open discussion

Next Association gathering will be on September 20th, 2016.

Please direct general neighborhood questions to our property manager, Mon-Thurs. 9AM – 3PM or
by e-mail at manager@mastersonstation.org
