

# Farmgate Homeowners Association Special Meeting Minutes May 15, 2023

P.O. Box 91115, Louisville, KY 40291

<http://www.neighborhoodlink.com/louisville/farmgatehoa/main.html>  
[farmgatehoa@gmail.com](mailto:farmgatehoa@gmail.com)

President Rodney Zeller called the meeting to order at 7:02pm.

Board Attendance: Zone 1 – A. Huelsman, Zone 2 – Proxy, Zone 3 – L. Reudel, Zone 4 – J. Willinger (VP), Zone 5 – R. Zeller (P), Zone 6 – C. Simpson, Zone 7 – G. Smith, Zone 8 – P. Markwell, Zone 9 – R. Engler, Zone 10 – A. Jackson, Zone 11 – D. Ray, Zone 12 – V. Peek

Corrections to March Minutes: None

## Treasurer's Report

- As of April 30, 2023, YTD income was \$2492.82, and expenses were \$8251.96. Cash balance was \$61,440.79. A motion was made to approve the financial report. It was seconded and approved unanimously.
- Credit card payments can be taken for dues owed. Request payment link by emailing [farmgatehoa@gmail.com](mailto:farmgatehoa@gmail.com).

## Architectural Control Committee

- 8400 Old Boundary requested 6ft fence around backyard. Denied due to bylaws prohibiting.
- 7505 Farmhouse requested 6ft fence replacement and addition to backyard. Denied due to bylaws prohibiting.
- 7505 Harrodwood requested 3ft split fence around portion of backyard. Approved.

## Maintenance Committee

- Info about options of trees other than dogwoods will be sought after for Stone Brook islands.
- The big freeze affected many shrubs in landscaping. HOA will wait the advised year to see if they spring back.
- LG&E worked on leaning light pole at Old Boundary and Glaser, but it is still not straight. Another call will be made about it and the opposite light flickering.
- Thank you to Stephen Brown and Anne Milligan for their work on the Harrodwood island.

## Old Business

The motion tabled in March was revisited.

**A motion was made to approve changing the bylaws and deed restrictions to revise the HOA dues schedule from July – June to January – December starting in 2024, to match the HOA tax schedule, with a due date of February 1st; waive the dues for all homeowners July – December 2023; charge a flat fee of \$40 for late dues up to 60 days and then charge a 1.5% monthly fee on balance owed; move the Annual Meeting to May; keep the same schedule of board meetings in odd months; and allow deed restrictions to be amended in the same manner as the bylaws with at least 10% of good standing members present to vote in person or by proxy. The motion was seconded and approved unanimously.**

Voting Numbers: Current Homes in Good Standing = 192 75%=144 votes needed to pass  
174 votes in favor (12 board members, 160 proxies, 2 homeowners present)  
Two non-present homeowners voiced opposition.

2023 Annual meeting will still be in September. Changes to occur in 2024.

Yard Sale: Saturday, June 10

Republic Junk Pickups: Thursdays, June 8 and October 19

## New Business

- A committee meeting will be held in June to review the bylaws and deed restrictions.
- Lauren Reudel is working on a new petition for the new development Planning & Zoning meeting to be moved to our area on a weeknight rather than downtown during business hours. 300 signatures are needed. All members of a household age 18 or older may sign.

## REMINDERS

- IF YOU PLAN TO MAKE ANY IMPROVEMENTS OR ADDITIONS TO YOUR PROPERTY, CONTACT YOUR ZONE DIRECTOR, PRIOR TO BEGINNING THE PROJECT.
- KEEP YOUR DOG ON A LEASH AND RESPECT OTHERS PROPERTY BY CLEANING UP.
- IF YOU NOTICE A STREET LIGHT PROBLEM, CALL LG&E @ 589-3500.
- U.S. MAIL DELIVERY PROBLEMS, CALL 239-0110.
- FOR COMMUNICATION OF OTHER ISSUES PLEASE FEEL FREE TO CALL YOUR ZONE DIRECTOR.

Zone 1 Amy Huelsman, 8205 Beulah Church Rd. 303-7507

Zone 2 Donna Tschoepe, 8015 Huntsman Trail, 298-2875

Zone 3 Lauren Ruedel, 7413 Fieldstone, 231-2173

Zone 4 Joan Willinger (VP), 8305 Huntsman Trail, 445-0054

Zone 5 Rodney Zeller (P), 7405 Singletree Ct, 541-0487

Zone 6 Cindy Simpson, 7302 Deep Well Ct, 249-0576

Zone 7 Gary Smith, 8409 Old Boundary, 494-7931

Zone 8 Paul Markwell, 8306 Cabin Hill Road, 239-9366

Zone 9 Rhonda Engler, 7505 Saddle Horse, 239-6748

Zone 10 Andrea Jackson, 8505 Old Boundary, 231-0125

Zone 11 Donald Ray, 7407 Fieldstone Way, 239-2374

Zone 12 Vic Peek, 8013 Schroering, 777-1751

President:

Rodney Zeller, 7405 Singletree Ct, 541-0487

Vice President:

Joan Willinger, 8305 Huntsman Trail, 445-0054

Secretary & Treasurer:

Anne Ray, 8314 Huntsman Trail, 239-5306

MEMBERS ARE ASKED TO CALL THE POLICE IF THEY OBSERVE LOITERING, VANDALISM, SPEEDING, OR OTHER QUESTIONABLE ACTIVITIES.

- IMPORTANT PHONE NUMBERS

POLICE @ Seventh Division: 574-2133

METRO CALL: 311

ZONING/PERMIT ISSUES: 574-3321

REPUBLIC SERVICES: 638-9000

## HOMEOWNERS' DUES ARE TO BE MAILED TO PO BOX 91115, LOUISVILLE, KY, 40291

- DUES JULY – DECEMBER 2023 WILL NOT BE COLLECTED.
- NEW STRUCTURE STARTS 2024; **DUE BY FEBRUARY 1, 2024**
- FLAT LATE FEE OF \$40 FOR FIRST 60 DAYS LATE
- AFTER 60 DAYS, 1.5% MONTHLY PENALTY OF BALANCE OWED
- ALL UNPAID DUES WILL GO INTO COLLECTIONS AND A LIEN WILL BE PLACED ON THE PROPERTY
- HOA DUES AMOUNT = \$160

Motion made at 8:04 p.m. to adjourn Special Meeting, seconded and passed.

**The next meeting is a Regular Meeting of the Homeowners Association**

**Monday, July 17, 2023, 7:00 PM**

**Location Summit Heights United Methodist Church, Fireside Room**

Respectfully Submitted,  
Anne Ray