

# Farmgate Homeowners Association

## Regular Meeting Minutes

### March 18, 2024

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 7:04pm.

Board Attendance: Zone 1 – A. Huelsman, Zone 2 – D. Tschoepe, Zone 3 – L. Ruedel, 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 – Absent, Zone 11 – Absent, Zone 12 – V. Peek

Corrections to November Minutes: None

**Reminder: 2024 Dues of \$160 were to be postmarked by February 1<sup>st</sup>. \$40 Late Fee has been added to past due homes and 1.5% monthly interest on balance starts in April. Balance currently owed can be provided when emailing [farmgatehoa@gmail.com](mailto:farmgatehoa@gmail.com) or calling the treasurer.**

#### Treasurer's Report

- As of February 29, 2024, YTD income was \$16,600.07, and expenses were \$40047.12. Cash balance was \$65,271.92. A motion was made to approve the financial report. It was seconded and approved unanimously.
- Liens will start being placed on homes two years in arrears.
- Options for handling merchant fees will be investigated.
- A late fee of \$40 has been added to all past due accounts for 2024. The monthly interest rate of 1.5% on balance owed will start in April.
- Credit card payments can be taken for dues owed. Individual invoicing is required for exact balances owed. Request payment link by emailing [farmgatehoa@gmail.com](mailto:farmgatehoa@gmail.com).

#### Architectural Control Committee

- 8011 Huntsman Trail will be replacing their fence. No approval is needed since it is a replacement.
- Complaints on the condition of certain homes were discussed. The attorney will be contacted to review options.

#### Maintenance Committee

- Rodney Zeller repaired the street sign at Fieldstone and Huntsman, as well as another broken fence post.
- LG&E will be contacted again about streetlight at Saddlehorse that seems to keep faltering.
- The flag, which was torn during high winds, has been replaced.
- Prices and advice on replacement trees and shrubs/plantings will be collected before the next meeting.

#### Old Business

- The Amended and Restated Bylaws and Deed Restrictions have been prepared by the attorney and are ready to be signed.

A motion was made to sign the Amended and Restated Bylaws and Deed Restrictions once the board members have thoroughly reviewed the final copy and given approval. Motion was seconded and approved unanimously.

#### New Business

- With the changes to the HOA calendar, the Annual Meeting is on May 20. Even Zone Director positions are up for election. If any homeowner in an even numbered zone wishes to run for election, please attend the meeting.
- Yard Sale is scheduled for Saturday, June 8, 2024.
- Junk Pickup Dates will be published as soon as received from Republic Services.

- Please keep an eye out for a group of young boys playing pranks and kicking doors throughout the neighborhood. It has been going on for some time, caught on video and reported. They are children but damage has occurred and it has caused fear and concern.

#### 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

- 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 8:02 p.m. to adjourn the meeting, seconded and passed.

**The next meeting is a Annual Meeting of the Homeowners Association  
 Monday, May 20, 2024, 7:00 PM  
 Location Summit Heights United Methodist Church, Fireside Room**

Respectfully Submitted,  
 Anne Ray