

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 9, 2014**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Property Owners Association was called to order by President Beck Davis September 9, 2014. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

All Board members were present; President Becky Davis, Vice-President Crystal Montague-Holland, Dick Toskes, Jon Adams and Bernard Cordeau.

Also present were the association's managing agent Dave Hering.

3) **Disposition of Minutes**

Motion was made by Crystal Montague-Holland, seconded by Jon Adams that the reading of the minutes of August 19, 2014 are waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

4) **Reports.**

President – None

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in excellent shape.

As of August we have \$346,555 in our cash accounts including \$233,032 that is set aside in our replacement fund. Our delinquent accounts now total \$29,461 which is \$5,059 lower than last month. We have 17 homeowners (out of 415 homeowners) in "collection status" which means they have been referred to our collection agency for potential legal action and if necessary, the filing of liens.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 14 years and not delinquent dues for only the current year.** A delinquent account is not taken off the books until we are advised to do so by our legal firm. Also, delinquent dues are collected when a house is sold with an outstanding balance.

Quarterly dues were due on July 1, 2014; payment of your dues should be made to Magnolia Ridge at Virginia Center, c/o Community Partners of Virginia, P.O. Box 60606, Phoenix, AZ 85082-0606. Please use the coupon book and envelope that was provided to you.

Next quarterly dues will be due on October 1, 2014.

August key expenditures included management fees (\$3420), Lawn Maintenance (\$3223), pool contract \$4,125, and pest control \$540.

Managing Agent: None

Pool Committee: Our 2014 pool season is over for the year. Arrangements will be made to put our furniture away for the year, take down the awning and install the pool cover. Bernard will also make sure that all pool water lines are blown out for the winter to avoid potential damage.

Closing day was very well attended by our residents who participated in free hot dogs, chips, cookies and soda.

October 10 will be another movie G rated night;
October 25th will be our fall yard sale;
November 1 will be trash haul away day.

Please refer to our web site for additional social events and information pertaining to them.

Communications: None

Welcome Committee: None

Architectural Committee: No comments this month.

5) **Member Voices:** - None

6) **Grounds Committee:** Bernard continued his repairs to community assets, including fixing the stop sign at the pool, working with the tennis company to fix the tennis courts, and will begin working on the tennis backboard with the assistance of director Jon Adams.

7) **Unfinished Business:** see comments above on tennis nets and backboard.

8) **New Business:**

Dave Hering will look into an extension of our pool contract with Virginia Swim Club Management and report back to the directors at the next meeting.

The board put off resolution of board vacancies until both President Becky Davis and Vice-President Crystal Montague-Holland leave the board. After Becky leaves, Crystal will act as president until she leaves.

Next meeting Time and Place –

The meeting adjourned at 7:15.

Our next meeting will be held on October 14, 2014 at Marriott Springhill Suites at 6:30