

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
June 9, 2015**

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 Tim Parent on June 9, 2015. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

Board members that were present: President Tim Parent, Vice President Charles York, Treasurer Dick Toskes, and Secretary John Heyel. Director Bernard Cordeau was unable to attend.

Also present were the association's managing agent Josh Stankus and residents Jackie York, Diane Miller (social chairperson), Connie Bender (pool chairperson) and resident Alexis Tompkins.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Charles York, seconded by Dick Toskes, that the reading of the minutes of May 13, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

**President** – Tim Parent indicated that at the last meeting Charles York (Vice President) and John Heyel (secretary) were added to the board.

**Treasurer:** Dick Toskes reported that the association's financial condition continues to improve.

As of the end of May 2015, we have \$383,899 in our cash accounts including \$244,007 that is set aside in our replacement fund. Our delinquent accounts now total \$29,809 which is \$5,441 less than last month. We have 15 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. Total amount in collection status is \$20,745

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 15 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 April 1, 2015; 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 invoice and envelope that was provided to you.**

**Next quarterly dues will be due on July, 1 2015.**

May key expenditures included management fees (\$3420), Lawn Maintenance (3,288), Insurance \$1,818 and Pool Contract \$10,812.

Dick also informed the board that he rolled over CD#5829 for \$49,658 for 30 months at 1% at Union Bank and Trust.

**Managing Agent:** Josh indicated that Comcast would not accept the list of houses with broken cable boxes but wanted individual homeowner to call and request the repair. Tim Parent indicated that he would contact someone he knows at Comcast to try to resolve the matter.

#### **Social Committee –**

Diane Miller indicated that the opening pool hot dog day was a huge success as judged by the turnout and number of hot dogs consumed. Also, the corn hole tournament was well attended with no problems but a lot of fun enjoyed by all participants. July 4<sup>th</sup> will be another hot dog day and August 9<sup>th</sup> will be Kona ice day at the pool.

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

**Communications:** None

#### **Welcome Committee:**

Dick Toskes said he was current with giving out all welcome packages but expressed concern to Josh that he may not be receiving all notices of new residents moving into the neighborhood.

Diane indicated that she would like the cover sheet to make reference to our Facebook page and the date of the board meetings be changed to say the “second Tuesday of the month”. Both changes were made subsequent to the meeting.

#### **Architectural Committee: None**

**Neighborhood Watch:** Tim indicated that all is going well but recommended that all residents turn on their pole lights on at night and remember to lock their automobiles.

**Pool –** Connie Bender indicated that all pass checkers have been hired and provided tax forms to Josh. Also she indicated that the ramp entrance was dirty and asked Josh to contact Brent for corrective action.

Charles York requested that a sign be placed near the telephone with the pool street address for emergencies.

Tim also indicated that he would contact pool management to discuss a variety of concerns with our pool management that have come up since the beginning of the pool season.

6) **Grounds Committee:**

Bernard has worked with our Pool Management to have several leaks fixed in the pump room and the new fountain has now been installed and is working properly.

Josh stated that he has contacted several companies and they all recommend removing the tree by the tennis court – Josh will obtain final cost estimates and notify the board prior to the next meeting.

- 7) **Member Voices:** Resident Alexis Tompkins requested that the board consider keeping the pool opening two more weeks after our normal closing and that consideration be given to opening the pool at 10:00 in the morning vs. our normal time of 11:00. The board stated that we could not extend the pool season since most of the lifeguards go back to school and we cannot operate the pool without the proper number of lifeguards. The board said they would consider opening the pool early next year when we negotiate a new pool contract to determine the cost for the extra hour and could it be offset by maybe closing the pool at 7:30.

8) **Unfinished Business:**

Pool house remodel was discussed in detail. Tim indicated that the RFP is in process and would be ready by the next board meeting. Tim also indicated that as part of the RFP we should consider other repairs at the pool, such as, repairs to the front fence, replacement of certain doors and other items.

Playground inspection was discussed and it was agreed that Charles York/Josh would contact Nature's Way and companies to obtain the cost to have the roots covered with additional dirt and then mulch to be placed over the dirt. Also, per advice from our Insurance Company we would also place a sign at the Holliman playground warning residents to be cautious and be aware of roots and trip/fall hazard. Dick Toskes agreed to have the sign made as soon as possible.

9) **New Business:**

Several board members indicated that we needed a master plan as to what improvements needed to be made within the community so that we could properly plan and prepare the action needed. John Heyel indicated that he would work on the plan with Charles York. For example, several board members indicated that they would like to see bike/walking trails within the community, around the soccer field and between Sherwin and connecting streets. John Heyel and Charles York would look into the cost associated with a path around the soccer field and other concerns expressed at the meeting.

Dick Toskes indicated that by the next meeting he would calculate what funds were available for such projects and what expenditures could be financed out of the replacement fund which has certain legal restrictions on the use of the funds. For example, the bath house renovations could come out of the replacement fund but not the bike/walking paths.

## **Next Meeting**

The meeting adjourned at 8:00 and the next meeting will be held on July 14, 2015 at 6:30.