

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
November 10, 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 November 10, 2015. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

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

Also present were the association's managing agent Kenneth DeMarest and resident Cristopher Holloway.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by John Heyel, seconded by Bernard Cordeau that the reading of the minutes of October 13, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – No special comments. See comments below.

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

As of the end of October, we have \$386,263 in our cash accounts including \$250,545 that is set aside in our replacement fund. Our delinquent accounts now total \$38,629 which is \$8,179 more than last month. We have 20 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 \$25,912.

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 October 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 will be provided to you.

October key expenditures were Lawn Maintenance (3,288) and Management and accounting (3,420).

Dick Toskes further indicated that President Tim Parent's name has been added to all three of our Certificates of Deposit at the First Market Bank.

Dick also signed off on the March 31, 2015 auditing statements that were prepared by our outside accountants Adams, Jenkins and Cheatham. There were no concerns expressed by our accountants contained in the auditing report.

Managing Agent: Ken DeMarest went over his association action punch list which reflected items that have been completed, new action items and overall progress being made to resolve outstanding issues.

Social Committee: None

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

Communications: none

Welcome Committee:

Dick Toskes said he delivered 2 new welcome packages since the last BOD meeting and has one additional package to be served this week.

Architectural Committee: none (however several items were discussed in executive session).

Neighborhood Watch: Tim indicated that all is going well within the community but there were some minor concerns – Tim strongly recommended that all residents keep their pole lights on at night to prevent future incidents.

John Heyel indicated that the traffic study has been completed and the required names have been submitted to the county for approval. The traffic survey involves Sherwin and Pruett Lane.

Pool –

Dick Toskes informed the board that Capital Awning has installed the new awning and the covers for the new and old awning have been stored away for the winter.

Bernard has drained the pool water heater and took other actions to winterize the pool bathrooms (stored new water fountain in shed but will move it into bathhouse when heat is available).

Tim stated that he and managing agent Ken DeMarest are working with the pool management company in regards to a potential rebate due to the problems that were experienced last pool season.

6) **Grounds Committee:**

Hanover Tree Service (\$980) removed four large Crape Myrtle trees inside the pool area which will decrease the flowers falling into the pool. Bernard indicated that he will trim another tree inside the pool area. Bernard also indicated that a tarp has been placed over the pool furniture being stored within the baby pool area. Bernard indicated that the irrigation system will be winterized in the next week.

7) **Member Voices – none**

8) **Unfinished Business:**

Tim has reviewed in detail the two proposals for renovating the bath houses at the pool. After meeting with the two companies and a detail review of the contracts, Tim has recommended that the board eliminate one company from further consideration and to finalize the contract with the second company (Walker and Frick Construction. Tim will continue to work with Walker and Frick to finalize the contract. Tim is hoping to have the contract approved in time for the actual work to begin in March of 2016 and to be completed well before the opening of the 2016 pool opening.

The board expressed its approval and thanks to President Tim Parent for all the hard work and effort he has put forth in dealing with the contractors.

New Business: see above approval of draft auditing contract.

Next Meeting –

The next meeting will be held on December 8, 2015 10 at Hampton Inn and Suites beginning at 6:30.

The meeting adjourned at 7:45.

Executive Closed Session