

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
October 13, 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 October 13, 2015. Our meeting was held at the Marriott Courtyard off of route 1.

2) **Quorum Status**

All Board members were present: President Tim Parent, Vice President Charles York, Treasurer Dick Toskes, Director Bernard Cordeau and Secretary John Heyel.

Also present were the association's managing agent Kenneth DeMarest, Diane Miller (former social chairperson), Jamie Schainkweiler (new social chairperson), Christopher Holloway and Kevin Peperl (new pool chairperson).

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Charles York, seconded by Bernard Cordeau that the reading of the minutes of September 8, 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 September 2015, we have \$372,084 in our cash accounts including \$249,272 that is set aside in our replacement fund. Our delinquent accounts now total \$30,449 which is \$1,906 less than last month. We have 24 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 \$26,194.

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.

Our next 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.

September key expenditures included management fees (\$3420), Lawn Maintenance (3,429), pool contract \$2,162 and pool repairs \$4,500 (mainly for ½ purchase of new awning to be installed at the pool).

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 –

Diane Miller introduced her replacement as the social committee chairperson. Jamie will begin working on a new social budget for approval of the board and introducing new social events planned for next year beginning April 1, 2016.

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.

Architectural Committee: none (however one item of concern was discussed in executive session.

Neighborhood Watch: Tim indicated that all is going well within the community with no incidents to be reported.

John Heyel indicated that the traffic study is near completion. John indicated that the majority of names have been secured and will be submitted to the county in the near future – the traffic survey involves Sherwin and Pruett Lane.

Pool –

Kevin Pepperal has volunteered to become the new pool chairperson. His duties will begin next pool season.

Dick Toskes informed the board that Capital Awning on Wednesday will begin drilling the holes for the new awning to be installed at the pool to provide additional shade.

6) **Grounds Committee:**

Bernard Cordeau fixed the fencing on Virginia Center Parkway saving the community approximately \$900 vs. contracting the job out (Metro bid was rescinded).

The Board approved a contract with Hanover Tree Service (\$980) to remove four large Crape Myrtle trees inside the pool area which will decrease the flowers falling into the pool.

7) **Member Voices – none**

8) **Unfinished Business:**

The Board (in Executive Session) discussed in detail two proposals to renovate our bath houses at the pool. The goal is to have the bath houses done prior to the opening of next year's pool season; however, substantial additional review of the contracts is still necessary before the board can make a final decision on which contract to be approved. Tim has agreed to review both contracts and make a recommendation to the board at the next meeting. Tim will also make recommendation on how to reduce the contract cost if possible. Once a contractor is accepted, a meeting will be held at the pool to clarify what we want done, what materials, etc.

New Business: see above approval of contract to remove trees at the pool which was approved by the board on a 3 to 2 vote.

Next Meeting –

The next meeting will be held on November 10 at Hampton Inn and Suites beginning at 6:30.

The meeting adjourned at 8:30.

Executive Closed Session