

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
February 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 Jon Adam on February 10, 2015. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

All Board members were present; President Jon Adam, Treasurer Dick Toskes, and Director Bernard Cordeau.

Also present were the association's managing agent Dave Hering, managing agent Josh Stankus, Pool chairperson Connie Bender, Social chairperson Diane Miller and Neighborhood Watch chairperson Tim Parent.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Bernard Cordeau, seconded by Dick Toskes, that the reading of the minutes of January 10, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – None

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

As of January 2015, we have \$389,054 in our cash accounts including \$239,293 that is set aside in our replacement fund. Our delinquent accounts now total \$38,964 which is \$8,736 higher than last month but in line with this time last year. We have 16 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 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 January 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 coupon book and envelope that was provided to you.

However, see comments by Dave Hering concerning the proposed new system for payment of dues below.

Next quarterly dues will be due on April 1, 2015.

December key expenditures included management fees (\$3420) and Lawn Maintenance (\$3288).

President Jon Adams indicated his concern over the every growing delinquent accounts and asked if we could consider filing foreclosure on the more egregious account. Dave Hering indicated that a meeting could be arranged with our collection attorneys to discuss what actions we could take and weather if would be cost effective. A decision will be made as to inviting our attorneys to attend a future board meeting or arrange for a meeting at our attorney's office to discuss the matter.

Dick Toskes also signed our federal and state tax returns and gave them back to Dave Hering for filing. Dick also signed off on the draft auditing report by our accountants for the year ending March 31, 2014.

Managing Agent:

Dave Hering introduced our new community manager Josh Stankus who will be replacing Dave Hering as our community manager. The board thanked Dave for his years of service to the community.

Dave Hering stated that our next annual meeting will be held on March 10, 2015 beginning at 6:30 at the Hampton Inn (cost \$150). A notice will be mailed to all residents in the next two weeks announcing the annual meeting, nominations to the board and other pertinent information pertaining to the meeting.

Pool Committee: see comments below concerning Swim Club Management.

The board decided to stay with our gate checkers which will provide summer jobs to some of our community kids. Connie Bender indicated that she will begin the process of hiring our gate checkers soon as possible.

The board discussed our current pool rules and decided that no changes were necessary.

The board tabled a discussion of minor repairs needed to be made at the pool until the next meeting.

Social Committee –

Diane Miller indicated that all of the social events are listed on our web home page. Our next Spring Yard sale will be held on March 21, 2015, the Easter Egg Hunt on April 4, 2015 and the pool opening on May 23, 2015. The corn hole tournament will be held on 6/1/2015.

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

Communications: None

Welcome Committee: None

Architectural Committee: None

Neighborhood Watch:

Tim Parent stated that he and other committee members continue to parole the neighborhood at night and all concerns are reported to the police. Tim also indicated that he will have a no trespassing sign made for the playground at Holliman.

6) Grounds Committee:

Bernard indicated that he had removed some trees near the tennis court and soccer field and received approval from the board for replacement trees in the amount of \$300.00. The board also approved \$600 for the purchase and installation of a new water fountain at the pool.

The board also approved a contract with Nature's Way Landscaping to install additional mulch at the pavilion playground, additional mulch at the Holliman playground, limb up the trees at the Holliman playground and cut out necessary roots at the Holliman playground – all of these items were recommended by our insurance company to improve safety at our two playgrounds.

7) Member Voices:

8) Unfinished Business:

Playground inspection items are in the process of being completed and a contract with Nature's Way was approved by the board. Some of the items have already been completed and all will be done within the next 30 days. President Joh Adam suggested that after the inspection items are completed we have the insurance company inspect the area again for final approval.

9) New Business:

Pool checkers for the new pool season was approved by the board.

Pool supplies and repairs discussion was tabled to our next meeting.

The board approved a new budget for the period of April 2015 through March 2016; a copy of the budget will be included in the mailing package for the annual meeting.

The board approved a contract with “Power Wash This” for cleaning the perimeter vinyl fence that boards our community property in the amount of \$725.00.

The board approved a letter to go to all residents concerning the need to maintain their properties, maintain their grass, keep junk items off of driveways, mailbox maintenance, missing shutters or faded paint.

Nominating Committee – two names were approved by the committee for vacant board positions and will be submitted to the community for approval as part of the annual meeting.

Next meeting Time and Place –

The meeting adjourned at 7:50.

The next board meeting will be held immediately after the annual meeting which will be held on March 10, 2005.