

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 8, 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 September 8, 2015. Our meeting was held at the Hampton Inn 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 Bill Swift (president and owner of Community Partners of Virginia), our new property manager Kenneth DeMarest, and Diane Miller (social chairperson). One resident, Robert Eades, was also in attendance.

Resident Eades expressed his concern over poison ivy that was near the dog station on Ballentine and requested that it be removed. Also, the bushes at the corner of Sherwin and Virginia Center need to be cut back.

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 August 11, 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 August 2015, we have \$371,721 in our cash accounts including \$248,000 that is set aside in our replacement fund. Our delinquent accounts now total \$32,356 which is \$6,790 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 \$26,704. We expect this to decrease when the delinquency notices are mailed to delinquent residents.

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 will be due on 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.

August key expenditures included management fees (\$3420), Lawn Maintenance (3,288), pool contract \$4,325 and pool repairs \$4,415 (mainly for purchase of two new guard stands).

Managing Agent: Bill Swift informed the board that Kenneth L. DeMarest was our new community manager. Bill Swift indicated that he was waiting for bids from several contractors in response to our RFP to remodel our bath houses at the pool. Once all bids are received the board will meet to discuss the bids and schedule meetings with the contractors.

Bill Swift also indicated that his research indicates that the fence behind the homes on Kilpatrick is on the individual residents properties and repairs are the responsibility of the individual homeowners per Rick Melchor of Attack.

Bill presented to the board a work order from Metro Construction to fix the fencing along Virginia Center Parkways; it was decided to give Bernard and Charles York time to look at the fencing and decide if they could fix the fence or give the contract to Metro. The board approved an expenditure of up to \$875 to repair the fence depending on the review by Bernard and Charles.

Bill further stated that a letter went out to all homeowners concerning the upkeep of their yards and property. Also, violation letters were mailed to approximately 20 residents concerning the upkeep of their mailboxes.

Social Committee –

Diane Miller indicated that the closing pool party hot dog day was well attended. The community yard sale will be held on September 19, 2015 and the community trash pickup will be on September 26, 2015.

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

After many years of service to the community, Diane Miller stated that she will be resigning from the position of chairperson of the social committee – Diane will be greatly missed; the board expressed their appreciation to Diane for all her hard work.

Communications: none

Welcome Committee:

Dick Toskes said he delivered 6 new welcome packages since the last BOD meeting.

Architectural Committee: none

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 still underway for Sherwin and Pruett Lane but substantial progress is being made.

Pool –

The board was informed that Swim Metro will keep the pool open next week to make up for certain deficiencies noted during the swim season. The pool will be open on Saturday (noon to 8) and Sunday (noon to 6) at no cost to the community. An email will be sent to all residents advising them of the pool season extension.

6) Grounds Committee:

Bernard Cordeau and Charles York worked on testing the irrigation system for leaks; they fixed the fencing near the Villa complex and fixed the tennis court wind fabric.

7) Member Voices – see above

8) Unfinished Business:

Tim provided the board with an update on the proposal to renovate our bath houses at the pool. Tim indicated that once we receive all the potential bids, the board would meet to review them and approve a plan to move forward with the renovation. The goal is to have the bath houses done prior to the opening of next year's pool season.

New Business:

The board approved the installation of a second awning at the pool (3/2). A check and contract will be forwarded to Capital Awning by our management company.

Next Meeting –

The next meeting will be held on October 13, 2015 at Hampton Inn and Suites beginning at 6:30.

The board will also meet on September 22, 2015 at Panera to begin the development of a long range improvement plan for the community – what improvements are recommended and potential cost of individual items.

The meeting adjourned at 8:00.

Executive Closed Session