

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
February 9, 2016**

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 February 9, 2016. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

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

Also present was the association's managing agent Kenneth DeMarest and two residents: Al Skinner and Chris Holloway.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by John Heyel, seconded by Charles York that the reading of the minutes of January 12, 2016 be waived and that the minutes were approved.

Motion approved: Unanimously.

5) **Reports.**

President – No special comments.

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

As of the end of January 2016, we have \$405,941 in our cash accounts including \$246,870 that is set aside in our replacement fund. Our delinquent accounts now total \$38,274 which is \$6714 more but in line with where we were last year at this time. We have 22 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 \$28,059.

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, 2016; 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.

December key expenditures were Lawn Maintenance (3288) and Management and Accounting (3,420).

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

Social Committee: President Tim Parent indicated that he would address this item in executive session.

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

Communications: President Tim Parent indicated that he got many emails and some calls concerning the condition of our community roads during the recent snow storm. Tim made it clear to all concerned residents that the streets/road come under the control of the county and not our homeowners' association. Tim did provide the name and telephone number of who to call to complaint about the plowing of the county streets.

Welcome Committee:

Two welcome packages were delivered since our last meeting.

Architectural Committee:

Bernard Cordeau indicated that one request was rejected last month due to the lack of adequate information.

Neighborhood Watch: Tim indicated that all is going well within the community and that there were only a few minor incidents since our last meeting. Tim did say that more residents are leaving their pole lights on which increases safety within the community.

Pool – None

6) **Grounds Committee:** None

7) **Member Voices – None**

8) **Unfinished Business:**

Tim indicated that the contract for the bathroom renovations was signed and a \$500 deposit was placed. It is anticipated that the construction/renovation will commence on April 1, 2016. Director Heyel presented some examples of tile that was being recommended for the bathroom floors and shower walls.

The board expressed its thanks for Tim overseeing the bathroom contract process.

New Business:

The board reviewed and approved a new budget for 2016/2017 that was prepared by Ken and Dick Toskes. The budget will be given out as part of the annual meeting package for discussion and review at the annual meeting.

HHHunt Meeting – There will be a meeting hosted by HHHunt on February 17, 2016 at the Hunton Community Center to discuss the recently submitted zoning application for a new community (River Mill) which will be adjacent to our community. Representatives from HHHunt will be available at this meeting to address any questions or concerns expressed by our residents.

Sign Post – Ken Demarest will contract the county about replacing the sign post at Sherwin Place and Virginia Center Parkway.

Our next community annual meeting will be held on March 8, 2016 at Hampton Inn & Suites. The nominating committee approved the names of four residents to be included in the nomination package what will be mailed to all residents for election to the board – there are three vacancies to be filled.

Next Meeting –March 8, 2016.

Executive Session

The board discussed our current pool contract and two new proposals submitted by two new pool companies.

The board also discussed a listing of social events and related cost that was given to Tim by the head of the social committee (Jamie). Tim will follow up with Jamie to discuss the proposed events and cost and ask her to provide further clarification.