

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
January 12, 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 January 12, 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 approximately 8 Magnolia Ridge residents.

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 December 8, 2015 (after a minor revision by Dick Toskes) be waived and that the minutes are approved as corrected.

Motion approved: Unanimously.

5) **Reports.**

President – No special comments.

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

As of the end of December 2015, we have \$389,839 in our cash accounts including \$248,565 that is set aside in our replacement fund. Our delinquent accounts now total \$31,560 which is \$1,460 less than last month. We have 21 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 \$27,351.

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), Management and Accounting (3,420), and Audit and Tax Preparation (3,325).

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. The board expressed its pleasure and confidence with the actions being taken by Ken.

Social Committee: None

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

Communications: none

Welcome Committee:

Three welcome packages were delivered since our last meeting.

Architectural Committee:

Miguel Madrigal indicated there were two architectural request pending and that the committee was operating smoothly.

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. Residents are reminded to turn on their pole lights and keep their cars locked at night.

Pool – None

- 6) **Grounds Committee:** None
- 7) **Member Voices – See below discussion by H.H. Hunt**
- 8) **Unfinished Business:**

Tim indicated that progress is being made in reviewing the proposal to renovate both bath houses and we are still shooting for March 1st as our contract date for starting the work. Tim indicated that he would email each member of the board a final contract so that the contract could be signed at the next board meeting.

New Business:

Representatives from H. H. Hunt attended the meeting to explain their plans for a new housing development (River Mill) that will be build adjacent to Magnolia Ridge. Several maps and pictures were distributed to all persons in attendance at the meeting. The new development will consist of approximately 285 apartment houses, 300 town homes, 400 individual homes and 50

larger individual homes subject to final approval of the county. The maps provided showed where the apartments will be constructed which will be at the corner of Magnolia Ridge Drive and Jeb Stuart Parkway. Pictures were also provided of the type of individual homes to be build.

H.H Hunt is working to schedule a community meeting to communicate their broader plan to all Magnolia Ridge residents, and others impacted by their plan. The date for this meeting has not yet been determined but will be communicate to our residents at a later date.

Annual Meeting: The board discussed what steps needed to be taken to prepare for our annual meeting of all residents in March. The meeting will be held on March 8 in the same location as our monthly board meetings. Subsequent to the meeting, an email was sent to residents advising them of a “Call for Nominations to the Board” for the three open director positions. Nominations must be returned by February 2, 2016 to Community Partners.

Next Meeting – February 9, 2016 at 6:30.