

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
July 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 July 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 were the association's managing agent Kenneth DeMarest and two residents.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

The minutes from our last board meeting that was held on June 14, 2016 was approved.

5) **Reports.**

President – See unfinished business

Treasurer: Dick Toskes reported that the financial position of our association is in outstanding shape and continues to improve each month.

As of the end of June 2016, the association has \$376,191 in our cash accounts including \$233,510 that is set aside in our replacement fund. Our delinquent accounts now total \$27,615 which is \$1,400 less than last month and \$400 less than this time last year. 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 \$24,987.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 17 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 July 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.

June key expenditures were Lawn Maintenance (\$3288), Management and Accounting (\$3,523), social (\$941), pool contract (\$10,812), and insurance (\$2,597).

Managing Agent: Ken DeMarest distributed his punch list which reflected items that have been completed since our last meeting. Ken indicated that he continues to conduct several monthly in-depth drive through the community to assess the overall appearance of the community and to note items that may require action by individual homeowners. Notices were sent to residents that require corrective action.

Ken is waiting for a cost proposal from Hickman Termite and Pest control for treatment around our pool house.

Social Committee: Our social chairperson (Jamie) was not able to attend the meeting.

No social event was scheduled for the July 4th.

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

Communications: none at this time

Welcome Committee:

None since last meeting.

Architectural Committee:

Miguel representing the architectural review board presented two items to the board for discussion. The first item concerned the widening of a driveway and the second item concerned an addition or modification to a screened in porch into a permanent room. The issue dealt with what type of footings were required by the county and appropriate building codes. After an in-depth discussion of the request from a resident who was present at the meeting, the board instructed the architectural committee to issue a determination letter from the committee to the homeowner and then the board would consider what final action should be taken in response to any potential appeal. The resident also was advised to seek a final stamp of approval from the county before the board could approve or reject his proposal.

Neighborhood Watch: None this month

Pool –

Based upon feedback received, the board was very pleased with the performance of the lifeguards so far this season. The Board agreed to remove the down tree that is adjacent to the pool area.

6) **Grounds Committee:**

Bernard Cordeau and Charles York continue to make repairs throughout the community as needed. Repairs were made to the fence and post that was damaged on Wyle due to a car accident.

7) **Member Voices –**

One resident expressed concerned as to why it takes so long for corrective action to be taken by residents in violation, such as cutting the grass, fixing a mail box or other items of concern. Ken explained the procedures that are followed and the required letters that must be issued as required by our by-laws and covenants.

Ken will prepare a letter to go to all residents concerning the need to keep up the appearance of this property, maintaining mailboxes, keep gutters cleaned and other property appearance issues.

A second resident expressed concern over the bridge on the pathway by the tennis courts leading to the pool. Bernard and Charles York said they would look into it and make the necessary repairs.

8) **Unfinished Business:**

Pool house restoration has for the most part been completed; Tim is working with our contractor to resolve all remaining items of concern. Final payment on our contract will not be made until all items have been resolved. The overhead lighting changes, if any, will be resolved after the pool season.

Portable basketball hoops – Tim led a discussion on the number of basketball hoops present on our community streets that are in disarray, that need repair and that are placed on the streets vs. the resident's driveway. John Heyel indicated that he would send out a Facebook notification and Ken DeMarest would prepare a letter to all residents concerning this issue to give residents time to correct this concern.

The board also discussed the legality of parking commercial vehicles on the street vs. storing them in the garage. The board decided to seek legal advice in interpreting our covenants and county regulations on this issue before any action would be taken by the board. Ken will prepare a request to our attorneys.

The board entered into discussion about driveway size and the approval process in which the discussion was not completed. The discussion will be continued at the next called meeting.

New Business:

Ken will look into the cost of providing additional lifeguards for any proposed social event.

Ken will also look into the cost of replacing the benches at the pavilion near the playground.

The meeting ended about 8:15.

Next Meeting –August 9, 2016 – same location.

Executive Session - None

