

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 14, 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 Vice-President Charles York on June 14, 2016. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

All Board members were present except President Tim Parent. Members present were 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 pool chairman Kevin Peperi. In addition, two representatives from our swim management company were there to discuss pool operations.

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 May 10, 2016 was approved.

5) **Reports.**

President – N/A

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

As of the end of May 2016, the association has \$390,590 in our cash accounts including \$232,242 that is set aside in our replacement fund. Our delinquent accounts now total \$29,022 which is \$6,297 less and \$878 less than this time last year. We have 19 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 \$21,914.

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 April 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.

May key expenditures were Lawn Maintenance (3288), Management and Accounting (3,625), pool repairs \$1,500 and pool contract \$10,812.

Managing Agent: Ken DeMarest distributed his punch list which reflected items that have been completed since our last meeting. Ken also indicated that he did conduct an in-depth drive through the community on May 18 and June 8, 2016 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 seeking a cost proposal from Hickman Termite and Pest control for treatment around our pool house. Ken also submitted a new contract for approval of trash removal from May through September (contract signed by Charles York).

Social Committee: Our social chairperson, Jamie, was not able to attend the meeting but submitted a report on recent social events.

The opening day pool party was a major success with several hundred residents in attendance. Total cost of opening day was \$566 vs. \$ 565 last year. Feedback from residents was very positive especially comments concerning the DJ that provided music for the event.

The board authorized the purchase of additional tables to be used for social events and a pop up tent.

The cornhole tournament was also a very successful with many residents in attendance. Prizes were awarded to participants.

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

Communications: none at this time

Welcome Committee:

Three packages were delivered on June 14, 2016 to new residents.

Architectural Committee: Bernard indicated that three requests have been recently received and are under consideration for approval.

Neighborhood Watch: None this month

Pool –

Brent and Cory came to the meeting to review operations of the pool since its opening. The board indicated that so far this year there were no operating problems and that the board was pleased with the pool activities since it opened. There was a discussion about a minor leak in the pump room and it was decided to take no action at this time since it was a very minor leak. Positive feedback has been received from residents concerning the new lifeguards.

Kevin re-redesigned the sign in sheet at the pool and was pleased with its operation so far. Kevin will put up some signs from last year. A recycle bin will be obtained for the pool and a contract will be signed for removal of the items in the bin.

6) **Grounds Committee:**

Bernard and Charles added much needed mulch was added at the playground. Bernard continued to work with the irrigation system to make sure it is in top operating condition.

7) **Member Voices – None were present**

8) **Unfinished Business:**

Pool house restoration has for the most part been completed; still need to resolve issue concerning the lighting in both men's and women bath houses.

Dick requested that no final payment be made to our contractor until a final inspection has been completed and all items resolved to the board's satisfaction.

New Business:

Movie nights were discussed; the board did not approve holding a movie night inside the pool due to safety reasons and inadequate pool lighting.

Portable Basketball hoops were discussed and it was decided that we needed to research our association documents to see what is allowable and appropriate before action can be taken. This item will be revisited at the next meeting.

Soil treatment was discussed but postponed to the fall at Bernard's suggest.

The meeting ended about 7:45.

Next Meeting –July 12th – same location.

Executive Session - None