

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 10, 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 May 10, 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, resident Chris Holloway and pool chairman Kevin Pepperi. Several residents were also present (see names below under owner's comments).

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 April 12, 2016 was approved.

5) **Reports.**

President – See comments below

Treasurer: Dick Toskes reported that the financial position of our association continues to be excellent and improving each month.

As of the end of April 2016, the association has \$402,687 in our cash accounts including \$230,975 that is set aside in our replacement fund. Our replacement fund was reduced in April due to the first payment being made on our bathroom renovations (approximately \$19,000). Our delinquent accounts now total \$35,319 which is \$6,550 greater than last month but only \$68 higher than this time last year. We have 20 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 \$26,229.

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.

April key expenditures were Lawn Maintenance (3288), Management and Accounting (3,420), and pool contract \$8,650.

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 April 13, 2016 to assess the overall appearance of the community and to note items that may require action by individual homeowners. Ken indicated that 38 notices were sent to residents requesting corrective action.

Ken also indicated that he issued a letter to our pest control company terminating our contract with them and that he will be soliciting new bids from other pest control companies.

Social Committee: The Easter egg hunt was well attended and considered very successful. Also, the April yard sale was a huge success due to the efforts of Jamie who placed signs through the community and placed a notice on Facebook.

Director John Heyel will follow up with Jamie to find out if she plans to provide free hot dogs for opening pool day.

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

Communications: none at this time

Welcome Committee:

One welcome package was delivered since our last meeting.

Architectural Committee: None this month

Neighborhood Watch: Tim indicated that there were no problems since the last meeting.

Pool –

Kevin is redesigning the sign in sheet for the pool to include the name of person entering the pool, time, address and time. Ken will also consider buying or making a sign which states “please sign the sign in book” to place by the front entrance gate.

A certified letter was sent to our pool management company expressing our dissatisfaction with their services that have been provided so far this year (repairs not completed, pool cover left out).

Dick indicated that the two awnings were installed at the pool by Capital Awning.

- 6) **Grounds Committee:** Bernard met with our irrigation contractor to inspect the system and advised the board that the system is in good working condition and ready for the summer watering season.

7) **Member Voices –**

Resident Shari Bloomfield requesting an update on the HH Hunt activities. Tim advised her that a meeting was held by HHHunt and they agreed to build and maintain a fence behind Peterfield and to build an entrance sign on Magnolia Ridge drive. It is estimated that construction of the road is still several months to over a year away.

Resident Singh requested and received clarification on parking his commercial vehicles within the community. The board advised him that commercial vehicles could not be parked on his driveway but should be kept in his garage.

8) **Unfinished Business:**

Tim Parent provided the board with an update on our pool bathroom renovations and indicated that various issues dealing with floor tile, sinks, etc. have been resolved and that the contract is now back on time. Tim indicated that the bathhouse renovation should be completed by the end of May. The bathroom walls have been painted, the tile flooring is being worked on and all toilets, partitions, sink have been ordered and ready for installation.

New Business:

The board discussed opening day at the pool and John Heyel indicated that he would follow up with Jamie to see what she is planning, if anything.

The meeting ended about 7:47.

Next Meeting –June 14, 2016 – Hampton Inn & Suites – Virginia Center.

Executive Session - None