

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
October 11, 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 October 11, 2016. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

All board members were present except Vice-President Charles York; President Tim Parent, Treasurer Dick Toskes, Director Bernard Cordeau, and Secretary John Heyel were in attendance.

Also present were the association's managing agent Kenneth DeMarest, Nikki Lee (social committee chairperson), Kevin (pool chairperson) and one resident.

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 September 13, 2016 was approved.

5) **Reports.**

President – See comments below

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 September 2016, the association has \$387,976 in our cash accounts including \$235,215 that is set aside in our replacement fund. Our delinquent accounts now total \$30,835 which is \$475 less than last month. We have 18 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 \$25,421.

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 October 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.

September key expenditures were Lawn Maintenance (3288), Management and Accounting (3,523), Water and Sewer (\$1163), Social \$645 and Electricity (\$762).

Dick Toskes also signed off on the association's 2015 federal and state tax returns that were prepared by our outside accounting firm, Adams, Jenkins and Cheatham Pc. No federal or state taxes were due.

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 indicated that:

He booked the Hampton Inn for all of next year's meetings at the same rate as this year \$100. Obtained price quotes for the cleaning of our pool bath houses – total cost \$180 per cleaning; The exterior of the pool house has been treated with termite protection; Revised a newly drafted final violation notice.

Ken is finalizing the pool management contracts for next year's pool season which will be voted on at our next meeting. Two companies are being considered: Swim Club Management and Douglas Aquatics.

Social Committee:

Our new social chairperson Nikki indicated that due to the weather, the fall yard sale had been rescheduled for Saturday October 15, 2016 from 8:00 to 1:00 and that notices have been placed on Facebook and local newspapers.

Please refer to our web site for additional social events and information pertaining to them. There will be no trash pickup this year but there will be a goodwill truck at the pool parking lot after the yard sale.

Nikki also indicated that there will be a movie night on Friday and the Halloween parade and celebration on October 30, 2016

Communications: Tim Parent is designing a communications guideline package for Kim Harrison has agreed to take over the position of communications from President Tim Parent.

Welcome Committee:

Two packages were delivered since last meeting.

Architectural Committee: One application was rejected by the committee concerning the appearance of a yard shed.

Neighborhood Watch: Tim again urged our residents to lock their cars and turn on their outside pole lights now that winter is approaching.

Pool –

Selection of a contract for pool management for next year was postponed until next month's meeting.

Further feedback is being requested on the performance of one of the companies being considered from a pool contract.

All furniture will be power washed in the spring before the pool opens for the 2017 pool season. Also, Kevin is taking an inventory of all pool furniture and will work with Director Bernard Cordeau to obtain additional pool furniture to replace furniture that has broken over the past several years. Ken was authorized to have 500 sign in sheets printed for next year.

6) **Grounds Committee:**

Bernard indicated that Nature's Way fertilized and applied seed in appropriate areas; also Bernard said that he has inspected our irrigation system and has replaced 4 sprinkler heads. Bernard will also winterized the pool pipes in the next 30 days.

7) **Member Voices –**

One resident came to the meeting to express his concerns over people permitting their dogs to go on lawns, the appearance of some lawns, mailboxes and other items. The board listen to his concerns and discussed actions that could be taken to help lessen his concerns.

8) **Unfinished Business:**

A 2017 pool management contract will be discussed at our next meeting.

New Business:

Social Committee – see above comments.

The meeting ended about 8:15.

Next Meeting –November 1, 2016 due to election night being on November 8 – same location.

Executive Session –

A hearing was held with one resident concerning basketball hoops in the streets.