

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 13, 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 September 13, 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 and two residents, Kim Harrison and Nikki Lee (see comments below on social committee).

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 August 9, 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 August 2016, the association has \$381,107 in our cash accounts including \$233,947 that is set aside in our replacement fund. Our delinquent accounts now total \$31,310 which is \$4,296 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 \$25,889.

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.

August key expenditures were Lawn Maintenance (3288), Management and Accounting (3,523), pool contract (\$2,162), Water and Sewer (\$992) and Electricity (\$759).

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 Submitted a proposal from Hickman Termite and Pest control for treatment around our pool house which was approved for \$550.00.

Ken also negotiated a contract with Hampton Inn for the monthly rental of a conference meeting room (subsequent to the meeting, Ken was able to get the room rate to continue as last year).

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 former social chairperson (Jamie) has resigned her position and two new persons have expressed their interest in taking over the position as the social chairperson – Kim Harrison and Nikki Lee (both present at the meeting). It was decided that both will coordinate next year's social events.

The yearend social free hot event at the pool was well attended and enjoyed by many of our residents.

Please refer to our web site for additional social events and information pertaining to them. Cherrie Quackenbush has volunteered to take care of the upcoming fall yard sale- see our website for the date and additional information. There will be no trash pickup this year but there will be a goodwill truck at the pool parking lot.

Communications: Kim Harrison has also agreed to take over the position of communications from President Tim Parent.

Welcome Committee:

One package was delivered since last meeting.

Architectural Committee: None this meeting

Neighborhood Watch: None this month

Pool –

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

A decision was made to hire an outside company to come in and clean the pool bathhouses at the completion of the pool season and to seek a contract for future cleanings. The frequency of the cleanings will depend on the contract cost.

6) **Grounds Committee:**

Bernard Cordeau and Charles York continue to make repairs throughout the community as needed.

Dick Toskes proposed and the board approved that we reimburse Charles York and Bernard Cordeau for the painting of all street sign post throughout the community (\$100 to each).

7) **Member Voices –none**

8) **Unfinished Business:**

A new termite treatment contract was approved.

New Business:

Social Committee – see above comments.

Three new benches were obtained and placed at the pavilion at Magnolia Ridge Drive near the playground (\$2100)

The meeting ended about 8:15.

Next Meeting –October 11, 2016 – same location.

Executive Session –

Ken will schedule a hearing meeting that has been requested by one resident concerning basketball hoops in the streets.