

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
December 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 December 13, 2016. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

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

Also present were the association's managing agent Kenneth DeMarest, Nikki Lee (social committee 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 was approved.

5) **Reports.**

President – Tim advised the board that he would be stepping down after the upcoming March annual meeting.

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 November 2016, the association has \$396,022 in our cash accounts including \$237,753 that is set aside in our replacement fund. Our delinquent accounts now total \$32,815 which is \$5,855 less than last month. We have 21 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 \$28,230.

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 will be due January 1, 2017; 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.

November key expenditures were Lawn Maintenance (3288), Management and Accounting (3,523), Social \$501 and Electric repairs (\$343).

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 throughs 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 also indicated that:

He booked the Hampton Inn for all of next year's meetings at the same rate as this year \$100. Invited representatives from Douglas Aquatics to attend our meeting to discuss their pool contract proposal for next year's swim season. Ken also requested Swim Club to put the pool cover on and winterize the pool.

Social Committee:

Our new social chairperson Nikki indicated that the Halloween event was well attended. The board authorized Nikki to buy some storage bins to hold social events material and to buy a lamp for the shed.

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

Communications: Tim Parent gave out a communications guideline package to board members and asked that comments be submitted to John Heyel for consolidation and discussion at the next meeting.

Welcome Committee: None

Architectural Committee: No comments

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

Pool –

Representatives from Douglas Aquatics made a presentation to the board and submitted a one year contract for next year's pool season. The board discussed their contract in detail but no final decision was made at this meeting. An issue involving safety inspections by Occupational Safety and Health Administration must be resolved before a new pool contract can be signed as to who bears the cost of fines, etc.

Ken will present an amendment to the pool contract proposed by Douglas Aquatics prior to our next board meeting in an effort to reach an agreement as to who would be responsible for any potential safety violations and who would bear the cost of correcting such violations or payment of fines.

Bernard indicated that the pool and bathrooms have been winterized and the heat will remain on in the bathrooms at a reduced level to prevent any freezing or pipe problems.

The pool bathrooms were professionally cleaned but the board was not satisfied with their performance; the cleaning company agreed to come back in the spring to redo their cleaning.

6) **Grounds Committee:**

Bernard continued to make community repairs as required including the winterizing of our sprinkler system.

Bernard also expressed his concern over the appearance of numerous mailboxes throughout the community; Ken was instructed to issue warning letters as deemed appropriate.

7) **Member Voices – None**

8) **Unfinished Business:**

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

New Business:

A decision on recommended pool repairs was pushed to spring after a new pool management company has been selected.

Walter and Frick (the company that did our bathhouse renovations) has requested payment; however, an issue dealing with rusting has to be resolved before payment is made,

The meeting ended about 8:30.

Next Meeting –January 9, 2017 – same location.

Executive Session – None