

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
August 8, 2017**

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 John Heyel on August 8, 2017. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

Board members that were present: Vice -President John Heyel, Treasurer Dick Toskes, Director Christy Sehl and Director Bernard Cordeau; President Charles York was unable to attend. Our pool chairperson (Keven) was also at the meeting to provide an update to the pool season.

Denton Woodward of Xylograph made a presentation on our community website – see comments below.

In addition, one homeowner was attendance to discuss her concerns about one of her neighbors.

Approval of Agenda

The Agenda was approved as submitted.

3) **Disposition of Minutes**

The minutes from our last board meeting was approved.

4) **Reports.**

President - none

Treasurer: Dick Toskes reported that the financial position of our association continues to be outstanding.

As of the end of July 2017, the association has \$394,358 in our cash accounts including \$204,895 that is set aside in our replacement fund. Our delinquent accounts now total \$32,022 which is \$7,638 more than last month. We have 15 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 \$19,164. Collections by our attorneys has increased substantially this year as prices of houses has risen and houses are being sold permitting the collections of outstanding dues.

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, 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.

July was an average month for expenses. Key expenditures were Lawn Maintenance (3354), Management and Accounting (3,593), Community Maintenance \$1,874 (new shed), pool management \$8,033 and social \$484.

Managing Agent:

Ken DeMarest distributed his punch list which reflected items that were 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 is working on having our playgrounds at both parks inspected in accordance with Virginia law and to make sure they are in compliance with safety regulations. Ken also indicated that he is working on getting bids for power washing the perimeter fencing. The board agreed to accept a quote from Donald Anderson (\$600) to power wash the fencing.

Social Committee:

Our social chairperson Niki was not able to attend the meeting. However, Christy Sehl stated that items still under consideration for this year included pool closing event including free ice cream, fall yard sale, bulk trash pickup, and potentially an adult social event.

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

Communications: None this month

Welcome Committee: None this month.

Architectural Committee: One item is pending.

Pool –

The board discussed hiring an outside vendor to conduct periodic cleanings of the bathhouses to supplement the cleaning by the lifeguards. It was decided that the board would pursue a contract for next year's pool season. Kevin indicated that he would provide a counting of pool furniture to the board after pool season and then the board would consider the purchase of additional chairs, tables, umbrellas, etc.

Grounds Committee:

Bernard stated that a bigger chemical system was installed at the pool and is housed in the new pool shed. Bernard stated that our sprinkler system was inspected and necessary repairs have been made.

Bernard indicated that a contract has been signed to have parking lot cracks filled and repaired in order to keep up the condition of the parking lot. It is projected that the work will begin in the next week or so.

5) **Member Voices –**

One resident came to the meeting to express her concern over one of her neighbors and to solicit the board's help. The board indicated that her neighbor was not in violation of our rules and was in compliance with federal regulations.

Unfinished Business

Repairs to the tennis court – this item was tabled;

Parking lot crack filling – Cost will be \$1,970 and work will be completed next week;

Playground equipment proposal- this will be included in our 5 year plan which the board is currently working on.

Holliman Playground – The electric company is going to install an electrical box at the Holliman playground in order to install additional lighting. A contract was signed with Dominion Virginia (cost of \$2644) to have the electrical work completed for the installation of the lights.

As indicated above, Denton Woodward came to the board meeting to discuss our community web site and any updating that may be needed since the web site is approximately 12 years old and beginning to show its age. Denton provided an update on what actions he recommended and requested that the board submit their suggestions to him and he would provide a cost estimate. Vice-President John Heyel indicated that he would submit the information to Denton.

New Business:

Vice-President John Heyel gave a presentation on his meeting with an outside vendor to assist our association in the development of a five year plan of what actions may be needed to improve community appearance and to enhance the value of our assets. John will continue his efforts and a planning session will be held to list potential items to be included in the plan. Once a list is developed, the board will solicit community input prior to any final decisions being made.

The meeting ended about 8:45.

Next Meeting – Our next meeting will be held on September 12, 2017 at the same location.

