

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 13, 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 President Charles York on June 13, 2017. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

Board members that were present: President Charles York, Vice-President John Heyel, Treasurer Dick Toskes, and Director Christy Sehl. Director Bernard Cordeau was unable to attend.

Also present were the association's managing agent Kenneth DeMarest, pool chairperson Kevin Peppon and social committee chairperson Nike Lee.

In addition, approximately 6 homeowners were present at the meeting – see their comments below.

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 – Director Charles York indicated that he would make comments throughout the meeting as necessary.

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

As of the end of May 2017, the association has \$386,189 in our cash accounts including \$202,691 that is set aside in our replacement fund. Our delinquent accounts now total \$30,481 which is \$7,270 less than last month. We have 16 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 \$24,229. Collections by our attorneys has increased substantially this year as prices of houses has risen and 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 will be 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.

May was an average month for expenses. Key expenditures were Lawn Maintenance (3216), Management and Accounting (3,593), social \$960, Pool contract \$8,033, Printing \$788 and insurance \$3,055 (we paid the total premiums for the year).

Dick also stated that a new CD was purchased in the amount of \$75,000 with an interest rate of 1.16%.

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 also indicated that he had Capital Awning install the pool awnings prior to the pool opening, send out request for cost estimates to fill cracks in the parking lot paving and over the walking trail. Ken also requested a cost estimate for filling cracks on the tennis court. Ken requested pool management to install an eyewash stations as soon as possible. Ken also had the phone at the pool re-activated.

Social Committee:

Our social chairperson Niki stated that both the opening pool day party and the corn hole tournament were well attended and a success.

Nike received approval from the Board to hold one more movie night. Niki is also planning a "Kona Ice" event in August and a closing pool party free hot dog day to be coordinated by Christy Sehl

Niki stated that other social events are in the planning stages; please refer to our web site for additional social events and information pertaining to them.

Niki is planning a fall yard sale and a trash pickup the following Saturday after the yard sale.

Communications: None this month

Welcome Committee: Niki has taken over the distribution of the welcome packages and that she is redesigning the cover package to reflect a Magnolia flower. Niki was able to secure several donations (coupons) from our local business to be included in the welcome packages that are given to new residents.

Architectural Committee: No comments this month.

Pool –

Charles stated that the necessary pool repairs were made prior to the pool opening day social event. Douglas Aquatics has drained the pool and the repairs were completed at a cost of 6,631.

Charles also indicated that additional pool furniture at a total cost of \$4,398 has been received and installed at the pool. Charles indicated that all pool furniture was power washed prior to the pool opening.

Pool chairperson Keven indicated that he had received two request for pool parties to be held at the pool; the board discussed the pool party rental rules and instructed Kevin to clarify the rules with the lifeguards and individuals who wish to rent the pool for a party.

Grounds Committee: Bernard during the past month secured and installed a new parking lot sign, a new sign at the Holliman playground and at the tennis court.

Bernard is also completed installing a closet at the pool to hold our pool chemicals as required by safety regulations.

President Charles York indicated that the electric company is working on locating the electrical box at the Holliman playground in order to install additional lighting.

6) **Member Voices –**

Several residents came to the meeting to further discuss the school issue under consideration by the County and school board. Residents present were very supportive of option (E) which is a new option being considered by the school board. Several residents requested that the board issue a memorandum supporting this options and forward it to the school board. The board indicated that if the final decision by the school board is delayed that we would prepare and forward the requested memorandum.

Several residents also raised concerns about the current pool operations. Concerns included the pool not being clean and the lifeguards talking too much to each other and not paying more attention to swimmers (children) in the pool. President York indicated that he would take these concerns and other pool issues up with the pool management company.

Residents also discussed pool pass monitoring at the pool and consideration of going back to having pool checkers reinstated at the pool. The board indicated that they are working with our pool management company to have the third life guard handle this duty when they are fully staffed. The board will further review this matter to make sure a problem does not develop during the pool season.

New Business:

See comments above about pool concerns and pool checkers.

The meeting ended about 8:45.

Next Meeting –July 11, 2017 – same location.

