

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 9, 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 May 9, 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, Director Bernard Cordeau and Director Christy Sehl.

Also present were the association's managing agent Kenneth DeMarest.

In addition a representative from HHHunt Communities was also present – see 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 – None

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

As of the end of April 2017, the association has \$399,282 in our cash accounts including \$198,099 that is set aside in our replacement fund. Our delinquent accounts now total \$37,751 which is \$5,665 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 \$23,854.

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 April 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.

April was an average month for expenses. Key expenditures were Lawn Maintenance (3354), Management and Accounting (3,593), social \$845, Pool contract \$10,041 and Printing \$567.

Dick also recommended and the board approved the moving of \$75,000 from our cash checking account and purchasing a new CD which has a higher rate of interest. Additional funds may be moved at a later date in order to ladder our maturity dates.

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.

Social Committee:

Our social chairperson Niki stated that the Easter egg event was very successful. The spring yard sale also was well attended and another yard sale will be held in the fall. Our pool opening is scheduled for May 27, 2017 and the corn hole tournament will be held on June 3, 2017 at the tennis courts.

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. One discussion centered around the holding of an adult pool party most likely to held at the tennis courts vs. at the pool in order to avoid safety issues and insurance problems.

Communications: None

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.

Architectural Committee: Three items are under consideration by the committee.

Pool –

Bernard and Charles have met with our new pool management company to review the repairs that need to be made prior to our pool opening. Douglas Aquatics has drained the pool and the repairs are near completion. The cost of the repairs are approximately \$6,631.

Bernard has ordered additional pool furniture at a total cost of \$4,398 that will be delivered in the near future. Charles indicated that all pool furniture will be power washed prior to the pool opening.

Grounds Committee: Bernard indicated that he has secured new parking lot signs and a new sign for the tennis courts.

Bernard is also in the process of building a closet at the pool to hold our pool chemicals as required by safety regulations; the closet will be completed prior to the pool openings.

Charles indicated that pricing quotes were requested to fix problems with the parking lot asphalt and the walking trail; this item was tabled until the next meeting in order to obtain clarification of the three bids that we received and to make sure we are comparing apples with apples.

Director Christy Sehl stated that the new free reading library has been installed near the Magnolia Ridge pavilion and books have been stocked; initial feedback from the community has been very positive.

A discussion also was held concerning potential lighting to be installed at our other playground at Holliman. Charles and Bernard indicated that they would look into potential solar lights to avoid the cost of installing a transformer.

6) **Member Voices –**

A representatives from HHHunt Communities attended the meeting to update the board on the new development to be build adjacent to Magnolia Ridge.

Senior Vice President Kim Kacani advised the board that the county and school board is still considering multiple plans concerning where children in our community and surrounding communities will attend school. She indicated that no final decision has been made but one is due soon.

After discussion, the board decided that they would not take an official position and that we would not send a letter to the Board of Education. The Board does support Option D and that we encourage residents to reach out to their elected officials in support of that option but that this was at the option of individual residents.

HHHunt is near completion of a fence that the board requested to be constructed between Magnolia Ridge and the new Hunt housing project.

One homeowner expressed concerns about the potential impacts of gossip on his family and the neighborhood. The homeowner was quite upset and used expletives to request that meeting attendees refrain from interfering with his family, but did not indicate concerns with any specific individuals. He further indicated that if community members interfered with his family that he would “not stop until the cops came. The board believes that these comments were inappropriate and unfounded since no specifics were provided. Also, the board believes that the language used was not proper for a community meeting.

Another homeowner expressed an interest in gaining board thoughts on a snack bar outside the pool fence area to be managed by her children. The snack bar would offer pre-packaged items only for cash sales. The board indicated that as long as the snack bar operated outside of the fenced pool area, there were not concerns with this activity.

7) **Unfinished Business:**

See comments under pool for pool repairs and pool furniture.

Ken was requested to contact Walter & Frick in order to clarify their request for a final invoice balance payment associated with the bath house renovations.

The meeting ended about 8:45. **Next Meeting** –June 13, 2017 – same location.