

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
November 14, 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 November 14, 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 Directors Bernard Cordeau and Christy Sehl. Our social chairperson Nikki Lee was also at the meeting. In addition, one homeowner was in attendance.

**Approval of Agenda**

The Agenda was approved as submitted.

3) **Disposition of Minutes**

The minutes from our last board meeting were approved.

4) **Reports.**

**President - none**

**Treasurer:** Dick Toskes reported that the financial position of our association continues to be in excellent shape.

As of the end of October 2017, the association has \$393,358 in our cash accounts including \$206,200 that is set aside in our replacement fund. Our delinquent accounts now total \$34,474 which is \$8,211 more than last month. We have 14 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 \$22,244.

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 October 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.**

October was a low month for expenses. Key expenditures were Lawn Maintenance (\$3,354), Management and Accounting (\$3,593), website (\$1,160) and community maintenance for power washing our fencing (\$600).

Dick also indicated that we will rollover one of our CD's at the end of November.

**Managing Agent:**

Our Community Manager from Community Partners of Virginia, Beverly Betcher discussed her punch list of actions completed since the last meeting. Beverly indicated that she conducted an in-depth drive through to assess the overall appearance of the community. She stated that she noted some items of concern and would be addressing them with the Board. Beverly will continue to mail notices to residents who need to take corrective action.

Beverly indicated that key areas of concern include resident mail boxes, power washing of houses and the upkeep of lawns. A letter was mailed to all residents on November 1, 2017 indicating the areas of concern.

**Social Committee:**

Our social chairperson Niki Lee indicated that the chili cook off was a success and that the first ever "Beer" social was well attended.

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

**Communications:** None this month

**Welcome Committee:** Nikki indicated that she has delivered all welcome packages to new residents and is up to date.

**Architectural Committee:** Bernard indicated that there is one item pending concerning the installations of a shed which has not been approved by the committee.

**Pool –**

All furniture at the pool have been put away for the year and that a final count of pool furniture has been completed.

Bernard indicated that we needed to purchase 6 new umbrellas, 20 new chairs and 4 new tables for an approximate cost of \$5,000 which was approved by the board.

Douglas Aquatics will commence repairs at the pool to fix the filters at a cost of \$8,000.

**Grounds Committee:**

Bernard indicated that the winterization of our water sprinkler system has been completed. Bernard also indicated that he filled cracks at the tennis court.

The purchase of additional benches is still pending. However, Bernard did repair several of our old benches and placed that at the pool entrance.

## 5) **Member Voices –**

One member asked what was going to happen to the playground at Holliman. The board informed him that after an inspection by an outside firm, the current equipment was deemed unsafe and that we are in the process of having all playground equipment removed. The board indicated that they are still considering what to do with this area after the play equipment is removed. The board did authorize a contract to remove the old play equipment at a cost of \$2,000.

### **Unfinished Business**

Repairs to the tennis court – Completed see comments above

Holliman Playground – see comments above concerning removal of old equipment. The board did authorize Christy to obtain quotes on new fencing at the Holliman playground if the board decides to convert this park to a “doggie” park but this item is still pending.

Bernard and Christy also will pursue a cost estimate for moving back the fence at the back of the pool area for approximately 25 feet.

### **New Business:**

The board approved an extension of our current landscaping contract for two years; the first year at \$40,282 and the second year at \$41,052- increase of 2% over the prior year.

The board also approved a new contract for the 2018 pool season with Douglas Aquatics in the amount of \$40,556.

The meeting ended at 8:45.

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