

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
October 10, 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 October 10, 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 Bernard Cordeau; Director Christy Sehl was unable to attend. Our pool chairperson (Keven) and social chairperson Nikki Lee were also at the meeting. In addition several homeowners were 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 outstanding.

As of the end of September, the association has \$382,461 in our cash accounts including \$205,945 that is set aside in our replacement fund. Our delinquent accounts now total \$26,262 which is \$1,240 less 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 \$22,098.

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.**

September was an average month for expenses. Key expenditures were Lawn Maintenance (\$6,139), Management and Accounting (\$3,593), pool management (\$2,008) and social \$705 (yearend pool party).

**Managing Agent:**

Our new Community Manager from Community Partners of Virginia, Beverly Betcher introduced herself and provided brief comments about her background and experience; Beverly is replacing Ken DeMarest. Beverly distributed a punch list which reflected items that were completed since our last meeting. Beverly indicated that she conducted an in-depth drive through to access 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.

Since the last meeting, the recycling contract was cancelled, the telephone at the pool was deactivated, arranged for patches on the pool parking lot to be completed and arranged for the trees along Virginia Center Parkway to be pruned.

Beverly also indicated that she would email all board members a copy of our Replacement Reserve Study for reference and future budget planning.

Bernard indicated that the final items have been completed on the bathhouse renovations and that Beverly should issue a check to the contractor Walker and Frick Construction for final payment.

**Social Committee:**

Our social chairperson Niki Lee indicated that the yard sale was completed on October 7<sup>th</sup> and the good will truck was available to residents for several hours after the yard sale.

Nikki stated that the trash bulk pickup will occur on October 14. Nikki is also planning another cornhole event in November and a chili cook off on the same date.

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:** none this month

**Pool –**

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

A meeting was held at the pool with our pool management company to go over past season concerns (Ken was not able to attend/Bernard attended).

Beverly was instructed to follow up with our pool management company to obtain a quote for pool management services for the next year pool season.

Dick Toskes indicated that Capital Awning took down both awnings and that they have been stored in the pool shed.

The board indicated that they wanted to move forward on the repairs to the pool filters to correct the leaks and replace the sand in the filters; approximate cost is \$6,995. Beverly was instructed to contact Douglas Aquatics and go ahead with the repair.

### **Grounds Committee:**

Bernard stated that the power washing of the fence along Virginia Center Parkway has been completed; the board instructed Beverly to issue a check to Bernard to reimburse him for making the payment for the power washing.

All trees along Virginia Center Parkway have been cut back/trimmed and payment has been made to Nature's Way for approximately \$2800.

Bernard indicated that he is in the process of purchasing three benches as requested by our residents and approved by the board; approximate cost is \$500 for each bench. Benches will be placed at the bus stop at Magnolia Ridge Drive and the playground.

### **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 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 and a decision will be made in the near future.

Director Christy Sehl is in the process of obtaining several bids on the cost to remove the Holliman playground equipment.

Another resident inquired as to the procedures pertaining to violation notices. This resident had received a notice that she was going to be fined for not correcting a violation even though the violation has been corrected. The board instructed Beverly to visit the property to ascertain its status before any further action is taken on the property.

### **Unfinished Business**

Repairs to the tennis court – this item is still pending and Beverly was instructed to obtain a quote for fixing the cracks.

Parking lot crack filling – Complete at cost of \$1,970.

Holliman Playground – see comments above and waiting for two quotes for removing the equipment. Further usage of the Holliman playground will be included in our “5 Year” plan after obtaining feedback from our residents

The board approved updates to be made to our community web site as recommended by Denton Woodward who built our web site and who maintains it for us (approximate cost is about \$1200) ‘The new web site is now operational and an email was forwarded to all residents on our system.

**New Business:**

The board approved the pool repair proposal submitted by Douglas Aquatics and instructed Beverly to notify them to move forward.

The meeting ended about 8:45.

**Next Meeting** – Our next meeting will be held on November 14, 2017 at the same location.