

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 12, 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 September 12, 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) and social chairperson Nikki Lee were also at the meeting. Several homeowners were also in attendance.

Also, a representative from “Citedesign” was also in attendance to discuss a long term plan for improving the usage of our community property - see comments below.

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 August, the association has \$378,953 in our cash accounts including \$206,405 that is set aside in our replacement fund. Our delinquent accounts now total \$27,502 which is \$4,520 less 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 \$22,503.

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.

August was a high month for expenses. Key expenditures were Lawn Maintenance (\$3354), Management and Accounting (\$3,593), pool management (\$2,008) and pool repairs (\$6,891) to replace the pool skimmers.

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 had our two playgrounds inspected and the findings will be discussed under unfinished business.

Social Committee:

Our social chairperson Niki Lee indicated that the closing pool party was well attended by our residents. The party included a DJ who provided music, free hot dogs, cookies, drinks and ice cream provided by HH Hunt. The board thanked Nikki for her efforts to assure another successful social event.

Nikki stated that the yard sale will be held on October 7, the trash bulk pickup on October 14 and that there will be a “goodwill” truck at the pool parking lot on the same date for items to be donated to charity. Nikki is also planning another corn hole event on November 15th 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: None this month.

Architectural Committee: none this month

Pool –

Ken provided an update on this year’s pool operations and listed items of concern that he noted. Ken indicated that he will conduct a year-end review of our pool furniture. It was decided that the board would pursue a cleaning contract for next year’s pool season to include several in-depth cleaning of both bath houses to supplement the cleaning by the life guards. A meeting will be held with pool management to go over the past pool season and offer suggestions to improve next year’s operations. This meeting will be attended by Bernard and Ken if he is available.

Grounds Committee:

Bernard stated that our sprinkler system was inspected and necessary repairs have been made. Bernard also stated that he has winterized the pool, turned off the refrigerator and took other year end actions prior to the pool closing.

Bernard indicated that repairs were made to the parking lot to fill cracks in order to keep the parking lot in good shape.

5) **Member Voices – none**

Unfinished Business

Repairs to the tennis court – this item was tabled;

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

Holliman Playground – Based upon the inspection report that we received, the board authorized Christy Sehl to arrange for the removal of the playground equipment at the Holliman Playground since the equipment was deemed unsafe for further use by our residents. Estimate cost for removal of equipment \$1,200.

Further usage of the Holliman playground will be included in our “5 Year” plan after obtaining feedback from our residents

Holliman Playground – The electric company installed an electrical box and poll lighting (\$2,644) at the Holliman playground.

Tree trimming along perimeter fence – subsequent to the meeting, our lawn maintenance company commence the tree trimming so that the fence along Virginia Center Parkway could be power washed.

The board approved updates to be made to our community web site as recommended by Denton Woodward who build our web site and who maintains it for us (approximate cost is about \$1200)

New Business:

Vice-President John Heyel introduced Andrew Bleckley from “citedesign” who gave a presentation on the development of a five year plan on what actions may be needed to improve community appearance and to enhance the value of our assets. Subsequent to the meeting, the board decided not to sign a contract with “citedesign” but instead to developed our own 5 year plan based upon input from board members, development of a potential action list and then to solicit input from our residents.

Even though the board did not sign a contract with the outside vendor, the board expressed their appreciation to Vice-President John Heyel for his efforts to develop a 5 year plan and moving the plan forward.

The meeting ended about 8:45.

Next Meeting – Our next meeting will be held on October 10, 2017 at the same location.

