

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
December 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 President Charles York on December 12, 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 (late arrival), Treasurer Dick Toskes and Directors Bernard Cordeau and Christy Sehl. In addition, our pool chairperson was in attendance.

**Approval of Agenda**

The Agenda was approved as submitted by all board members present.

3) **Disposition of Minutes**

Director Christine Sehl made a motion to accept the minutes of November 14, 2017, second by Bernard Cordeau and approved by all board members that were present at the meeting.

4) **Reports.**

**President – see comments below**

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

As of the end of November 2017, the association has \$380,739 in our cash accounts including \$207,710 that is set aside in our replacement fund. Our delinquent accounts now totals \$27,509 which is \$5,300 less than last month. Not all of our reports were available at the time of the meeting due to a problem with our management company's system of reports.

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. Next quarterly dues are due on January 1, 2018.**

November was a very high month for expenses due to the purchase of new pool furniture and repairs to the pool filters

Key expenditures were Lawn Maintenance (\$3,354), Management and Accounting (\$3,593), social committee \$1,089 and pool repairs line item of \$11,820 (furniture and repairs to the filters)

Dick stated that a CD was rolled over at Union Bank and Trust in the amount of \$50,917 for a period of 19 months (matures on 6/28/2019) at 1.49% interest rate. Dick also indicated that we will rollover another CD at the end of December.

**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 in closed session. 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.

**Social Committee:**

Our social chairperson Niki Lee was not able to attend the meeting.

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

**Communications:** None this month

**Welcome Committee:** None

**Architectural Committee:** None

**Pool –**

New pool furniture has been purchased for next year's pool season (Bernard indicated that we needed to purchase 6 new umbrellas, 20 new chairs and 4 new tables for an approximate cost of \$5,000).

Douglas Aquatics has completed repairs to our pool filters at cost of \$6,000.

The pool has been winterized.

**Grounds Committee:**

Bernard made necessary repairs to the bridge behind the tennis court.

The playground equipment was removed from the Holliman playground due to a safety issue (cost of \$1,950). The board agreed that new playground equipment will be purchased to replace

the old equipment (mainly new swings). The board also asked Bernard to look into having the pavilion and gazebo painted (Bernard to obtain quote for approval of the board).

Christy will look into the cost of new playground equipment for the Holliman playground and replacing some of the playground equipment at our main playground on Magnolia Ridge Drive

5) **Member Voices – None**

**Unfinished Business**

See comments above on playground equipment.

**New Business:**

The board approved modifications being made to the fence at the back of the pool area; the back fence wall will be moved out approximately 20 feet which will provide an additional grass area. Dick made a motion and Christy seconded the motion to approve contract with Minor Fences in the amount of \$2,145 (motion approved by all board members)

The meeting ended at 8:15.

**Next Meeting** – Our next meeting will be held on January 12, 2018 at the same location.

At the conclusion of the meeting, President Charles York submitted his resignation to the board; John Heyel agreed to serve as our new president until elections in March of 2018.