

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
February 13, 2018**

APPROVED MINUTES

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 John Heyel on February 13, 2018. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) Quorum Status

Board members that were present: President John Heyel, Treasurer Dick Toskes and Directors Bernard Cordeau and Christy Sehl. Also, our community manager Beverly Betcher was in attendance. In addition, two residents attended the meeting.

Approval of Agenda

The Agenda was approved as submitted by all board members that were present at the meeting.

3) Disposition of Minutes

A motion was made by Bernard and seconded by Christy to approve the minutes of January 9, 2018. The motion carried unanimously.

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 January 2018, the association has \$409,259 in our cash accounts including \$213,557 that is set aside in our replacement fund. Our delinquent accounts now totals \$31,846 which is \$5,502 more than last month. The amount of dues in collection status now stands at \$23,137.

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 January 1, 2018; 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.

January was a low month for expenses:

Key expenditures were Lawn Maintenance (\$3,354) and Management and Accounting (\$3,593).

Dick signed off on the auditing report prepared by our outside accountants and Dick signed both our federal and state income tax returns prepared by our outside accountants.

Dick announced to the board that after 14 years serving as the Treasurer of Magnolia Ridge Property Association he would not be running for re-election; he wished his fellow board members good luck.

Managing Agent:

Our Community Manager from Community Partners of Virginia, Beverly Betcher indicated that she is working on our upcoming annual meeting which is scheduled for March 13, 2018. Beverly will issue a letter to all homeowners that will include the agenda for our annual meeting, the approved budget for 2018, the nominations for the three open board positions, and our current balance sheet.

Beverly distributed her management report of items completed since the last board meeting.

Social Committee: none

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 – none

The back fence of the pool has been moved back 20 feet as authorized by the board. The work was done by Minor Fences.

Grounds Committee:

Bernard indicated that the new pool furniture will be delivered in April. Bernard also submitted a proposal for the power washing of the pavilion, the Holliman bridge and painting of the Holliman pavilion; the board approved \$1,120 for these items.

5) **Member Voices – None**

Unfinished Business

Christy presented several proposals for the purchase of new playground equipment at both the Holliman and Magnolia Ridge Drive playgrounds.

After discussion, Dick made a motion to accept the proposal of Playground Specialists, Inc. at an approximate cost of \$49,992. Bernard seconded the motion and it carried unanimously. Christy will request the contractor to start the playground project as soon as possible.

Annual meeting and elections-Beverly announced that we have three nominations for the three outstanding board positions. Both John Heyel and Dick Toskes have decided not to run for re-election to the board.

New Business:

The budget for 2018/2019 was reviewed. A motion was made by Dick to approve the 2018-2019 budget as presented. Bernard seconded the motion and it carried unanimously. A copy will be included in the annual meeting mailing package. The monthly assessment will remain at \$125 per quarter for the upcoming budget year.

Executive Session

At 7:18p.m., Bernard made a motion to convene into Executive Session for the purpose of discussing collection matters. Christy seconded the motion and it carried unanimously.

At 7:37p.m., Bernard made a motion to reconvene in open session, certifying that all that was discussed in executive session were collection matters. Christy seconded the motion and it carried unanimously.

Bernard made a motion to proceed with additional legal action to collect past due assessments from an owner. Christy seconded the motion and it carried unanimously. A letter will be sent by our attorney to the homeowner advising them of our intention to take further legal action unless they take actions to pay their outstanding assessments.

The meeting was adjourned at 7:45p.m.

Next Meeting – The next meeting will be the Annual Meeting of the Members on March 13, 2018 at the same location.