

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
December 8, 2015**

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 Tim Parent on December 8, 2015. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

All Board members were present: President Tim Parent, Treasurer Dick Toskes, Director Bernard Cordeau, Secretary John Heyel and Vice President Charles York.

Also present was the association's managing agent Kenneth DeMarest.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by John Heyel, seconded by Charles York that the reading of the minutes of November 10, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – No special comments.

Treasurer: Dick Toskes reported that the association's financial condition continues to be in excellent shape.

As of the end of November, we have \$380,914 in our cash accounts including \$247,292 that is set aside in our replacement fund. Our delinquent accounts now total \$33,021 which is \$5,608 less than last month. We have 21 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 \$218,064.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 15 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 will be due on January 1, 2016; 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.

November key expenditures were Lawn Maintenance (3,288) and Management and Accounting (3,420).

Managing Agent: Ken DeMarest distributed his punch list which reflected items that have been completed, new action items and overall progress being made to resolve outstanding issues. The board expressed its pleasure and confidence with the actions being taken by Ken.

Social Committee: None

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

Communications: none

Welcome Committee: none

Architectural Committee:

Tim indicated that he wants architectural request to be more detail and provide specifics as to what is being requested for approval.

Neighborhood Watch: Tim indicated that all is going well but that we did have some automobiles broken in recently; in each case the cars were left unlocked.

John Heyel indicated that the new traffic signs have been installed on Sherwin and Pruett Lane.

Pool –

Bernard has installed thermostats in the bathrooms and all pipes have been winterized.

6) **Grounds Committee:**

Bernard indicated that the irrigation system was winterized.

7) **Member Voices – none**

8) **Unfinished Business:**

Tim indicated that progress is being made in reviewing the proposal to renovate both bath houses and we are still shooting for March 1st as our contract date for starting the work.

New Business: none

Next Meeting – January 12, 2016 at 6:30

Happy holidays to everyone and a Happy New Year.

