

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
January 14, 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 Jon Adam on January 14, 2015. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

All Board members were present; President Jon Adam, Treasurer Dick Toskes, and Director Bernard Cordeau.

Also present were the association's managing agent Dave Hering, Pool chairperson Connie Bender, Social chairperson Diane Miller and Neighborhood Watch chairperson Tim Parent. In addition there were about 6 other residents from the community. Also present were representatives from Swim Club Management Group.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Bernard Cordeau, seconded by Dick Toskes, that the reading of the minutes of November 11, 2014 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – None

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

As of December 2014, we have \$365,167 in our cash accounts including \$237,565 that is set aside in our replacement fund. Our delinquent accounts now total \$30,228 which is \$2,709 lower than last month. We have 19 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.

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 were due on January 1, 2015; 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 coupon book and envelope that was provided to you.

However, see comments by Dave Hering concerning the proposed new system for payment of dues below.

Next quarterly dues will be due on April 1, 2015.

One resident inquired as to why emails go to all residents concerning the payment of dues vs individual notices. Dick Toskes indicated that it would not be practical to issue individual notices to 415 homeowners (time to do so would be enormous) and our web site does not associate email addresses with actual names. Therefore, a reminder (mass email) goes to all email addresses in our system.

One of our residents inquired as to what we do with our cash on hand and should we be investing in securities or other investments to obtain better returns. Dick Toskes and Dave Hering indicating that our outside accountants and lawyers indicate that investments (like stock or bonds) would not be appropriate due to the potential for investment losses. Dick indicated that our funds are currently in Certificate of Deposits or bank money accounts which are both FDIC insured to avoid any potential losses.

December key expenditures included management fees (\$3420) and Lawn Maintenance (\$3223).

Managing Agent: Dave Hering stated that our next annual meeting will be held on March 10, 2015 beginning at 6:30 at the Hampton Inn (cost \$150). Dave also booked the meeting room at Marriott Springhill Suites for our next monthly BOD meeting. Dave indicated that the hotel wanted the community to pay for future meetings by credit card. The method of payment will be discussed and finalized at our next BOD meeting.

Dave also stated that the management company wanted to stop using "coupon books" for the payment of dues. They propose sending individual quarterly notices (a bill) for the payment of the dues due for the quarter. The management company believes that the dues notice to each resident would increase the collection of quarterly dues and is more cost efficient. The board approved the proposal at an estimated increase cost of \$340.

Pool Committee: see comments below concerning Swim Club Management.

Connie Bender indicated that she will begin the process of hiring our gate checkers after we determine the cost of adding another life guard vs. payment for the checkers. Our pool company will provide cost figures to Dave Hering as soon as possible.

Social Committee –

Diane Miller indicated that all of the social events are listed on our web home page. Our next Spring Yard sale will be held on March 21, 2015, the Easter Egg Hunt on April 4, 2015 and the pool opening on May 23, 2015.

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

Communications: None

Welcome Committee: None

Architectural Committee: None

Neighborhood Watch:

Tim Parent stated that he and other committee members continue to parole the neighborhood at night and all concerns are reported to the police. For the most part, things have been going well.

6) Grounds Committee:

Bernard indicated the need for a “no soliciting” sign; the board indicated their agreement. Also, Bernard indicated that a letter should go to all residents indicating the need to maintain the upkeep of their property. The board agreed that such a letter will go out at the time of the notice of the annual meeting and will contain a list of items for residents to consider.

7) Member Voices:

Tim Parent indicated his concern that certain repairs being done within the community should be done by Professionals to assure the safety of our children and the overall appearance of our community. For example, Tim was concerned over the installation of the new slide at the Pavilion playground. The board indicated that they are in full agreement that where appropriate, they would use outside professionals to make repairs; for example, last year we utilized a professional plumber to make substantial repairs to our bathrooms. The board indicated that we also use professional tree experts for all tree concerns; we also use a professional pool management firm for all matters relating to the pool. However, the board indicated that they will continue to use Bernard for minor repairs and for items that make sense to do so.

See further comments concerning this item under “new business” at it related to playground equipment repairs and inspection of such equipment by our insurance company.

The BOD appreciate Tim bringing this issue to the attention of the board.

8) Unfinished Business:

9) New Business:

Playground Inspection: The board requested that our insurance company conduct an inspection of our playground equipment to make sure both playgrounds were safe for our children and in

accordance with playground regulations. The insurance company has recommended 13 recommendations/actions to be taken within the next 30 days. The Board reviewed and discussed each of the actions and approved steps necessary to correct the concerns expressed in the letter to the board. For example, Dave Hering will contact a company that specializes in mulching playgrounds to add substantial additional mulch in accordance with the playground codes. Bernard indicated that the old playground slide will be removed immediately (it is now gone from the area) and that he will make other minor repairs as requested.

The board also approved additional signage to be purchased from our local sign company and be installed at the playgrounds – “parent and/or adult supervision is required” and “that no pets are allowed in the playground area”. The signs will be ordered immediately.

The board also approved other recommendations to be made at the Holliman area playground including additional dirt and/or mulch to cover the tree roots, the trimming of low hanging branches, the leveling of edging to avoid tripping and additional signage for this playground area.

All of the recommendations were approved by the board and directed that action be taken immediately to resolve these items.

Coupon books vs Quarterly statements/notices – see comments above.

Agenda for monthly BOD meetings – Tim recommended and the board agreed that it may be helpful for the BOD meeting agenda items be emailed prior to each meeting to stimulate interest in the monthly meetings.

Nominating Committee – the board established a nominating committee to review and approve applicants for board vacancies positions; an email will go out later in the month calling for nominations and persons interested in joining the board.

Swim Club Management Group – the owner of our pool management company and several members of his team came to the board meeting to discuss next year’s pool operations and to obtain input from the board and residents on how to improve our 2015 pool season. The board indicated their concern that the life guards fully understand our rental party rules. It was agreed that homeowners will be reminded of the rules prior to the new season. Several of the residents made their views known to the pool management company and offered suggestions for the next pool season.

Next meeting Time and Place –

The meeting adjourned at 7:50.

The next meeting board meeting will be on will be held on February 13, 2015 at Marriott Springhill Suites at 6:30