

**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 Dick Toskes, seconded by Jon Adam that the reading of the minutes of November 11, 2014 are 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 October, we have \$359,722 in our cash accounts including \$235,070 that is set aside in our replacement fund. Our delinquent accounts now total \$40,314 which is \$13,015 higher than last month. We have 18 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 14 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, 2014; 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.

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

October key expenditures included management fees (\$3420), Lawn Maintenance (\$3223), and delinquent collection fees of \$825.

Managing Agent: None

Pool Committee: Our 2014 pool season is over for the year. Dave Hering indicated that our pool company will start winterizing the pool the week of November 10, 2014.

Social Committee

Our fall yard sale and bulk trash pickup was very successful.

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

Communications: None

Welcome Committee: None

Architectural Committee: Bernard indicated that the committee has approved the one request for a greenhouse that was pending.

6) **Member Voices:** - None

7) **Grounds Committee:** Bernard and Jon installed a new tennis backboard at the tennis courts and it has been painted. Bernard indicated that our irrigation system has been winterized. The light has been fixed on Virginia Center Parkway and that the slide for the playground will be delivered in about 25 days.

8) **Unfinished Business:**

9) **New Business:**

President Crystal Montague-Holland submitted her resignation to the board since she is moving from the community. The board thanked Crystal for her years of service to the community.

The board selected Jon Adam to be the new President of the association.

Next meeting Time and Place –

The meeting adjourned at 7:00.

There will be no board meeting in December; the next meeting will be held on January 13, 2015 at Marriott Springhill Suites at 6:30