

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
July 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 Tim Parent on July 14, 2015. Our meeting was held at Marriott Springhill Suites Hotel off of route 1.

2) **Quorum Status**

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

Also present were the association's managing agent Josh Stankus, Diane Miller (social chairperson), Connie Bender (pool chairperson) and approximately 6 other residents. In addition, a representative from our pool management company was also present to discuss concerns that have been raised about the performance of our lifeguards and overall appearance of the pool.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Charles York, seconded by Bernard Cordeau that the reading of the minutes of June 9, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Tim's comments are reflected throughout the meeting and during the executive session.

Treasurer: Dick Toskes reported that the association's financial condition continues to be in outstanding shape and improving each month.

As of the end of June 2015, we have \$381,909 in our cash accounts including \$245,455 that is set aside in our replacement fund. Our delinquent accounts now total \$27,909 which is \$1,900 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 \$24,377.

Dick also stated that another CD in the amount of \$58,902 at 1.05% rate was rolled over in July for a period of 30 months.

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 July 1st, 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 invoice and envelope that was provided to you.

June key expenditures included management fees (\$3420), Lawn Maintenance (3,288), and Pool Contract \$10,812.

Managing Agent: Josh indicated that a tree on common ground has been cut up but was concerned about the hole that remained; the board agreed that Josh should have the hole filled with dirt to avoid any safety issues.

Social Committee –

Diane Miller indicated that the July 4th hot dog event was well attended and a huge success as judged by the turnout and number of hot dogs consumed.

Kona ice day will be held on August 9, 2015, and closing Labor Day party will be on September 7, 2015. In addition, several movie nights have been scheduled.

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

Communications: Tim has updated the web site permissions and posted the minutes so that they are available to our residents

Welcome Committee:

Dick Toskes said he delivered 7 welcome packages since the last BOD meeting and has updated the front page to make reference to the community Facebook page.

Architectural Committee: None

Neighborhood Watch: Tim indicated that all is going well but recommended that all residents turn on their pole lights on at night and remember to lock their automobiles. Tim made is clear that if a resident sees something of a concern, they should not hesitate to call 911 especially if it relates to the pool area or a safety concern.

Pool – Connie Bender, pool chairperson, indicated that all is working well with our pass checkers. Connie gave Josh \$10 collected for pool passes. Pool actions since last meeting include the purchase of additional umbrellas, the fixing of six other umbrellas, the placing of a sign by the telephone with the emergency 911 number and replacement of telephone at the pool.

A representative of our pool management company (Cory) was present at the meeting to address concerns that have been raised now that the pool season is half over. Also, there were several residents who came to the meeting to express their pool concerns to Cory. Cory indicated that he recently dismissed several lifeguards and replaced them with their most experienced guards. He also gave specific instructions to the staff about cleaning the pool, the tables and decking area each and every day.

One resident requested that consideration be given to extending the awning cover; the board will request Capital Awning to provide us with a quote for consideration by the board. Josh will call Capital Awning to arrange meeting at the pool with Dick Toskes and Bernard Cordeau.

Cory also wanted to know what the board wanted to do about replacing the lifeguard stands. Subsequently, the board voted to purchase two of the stands recommended by Cory and requested the delivery to be expedited. Josh will call Cory to determine the final price which was approved by the board at \$1500 each.

Dick Toskes informed Cory that at the end of the pool season that all furniture is to stowed in the kiddie pool area since the bathhouses will be under construction. The board also authorized Cory to purchase a cover for the furniture.

6) **Grounds Committee:**

Josh stated that the tree by the tennis court has been removed. Bernard indicated that he has been working on the irrigation system and that several sprinkler heads have been replaced. Bernard has also been monitoring the water system and has cut back on the watering days depending on the amount of rain received – this saves the community substantial money during the year.

Two residents expressed concern over the broken fence slats on Virginia Center Parkway; Josh will look into the replacement of the broken parts and replace them. Bernard indicated that we have extra slats by the pool storage shed.

7) **Member Voices**

Substantial concern was expressed by several members about the overall appearance of the community. Concerns were expressed about the appearance of lawns, shutters, weeds, etc. Tim indicated that the board shares their concerns and that we are in the process of addressing these issues.

Actions to be taken:

- Josh will send a letter to all residents reminding them of the need to maintain the overall appearance of their property;
- Josh will increase his drives through the community to spot properties that need attention;
- Josh will issue warning letters to residents who need to take action to improve the appearance of their property;
- Josh will arrange for the cutting of grass on specific properties where the owner has abandoned the property;
- Josh will report to the board each month on properties that require additional action, such as, follow up letters and fines where appropriate.

Tim made it perfectly clear that improving the appearance of the community will be a main objective of the board over the next several months and that it will be addressed at each and every board meeting.

8) Unfinished Business:

Per advice from our Insurance Company, a sign has been placed at the Holliman playground warning residents to be cautious and be aware of roots and trip/fall hazard. The board also indicated that a later date, consideration will be given to what to do with this playground – should it be closed, cleaned out, trees removed, etc., equipment upgraded.

Lifeguard stand – see comments above under pool.

9) New Business:

Pool Concerns: see above under pool.

Next Meeting

The meeting adjourned at 9:00 and the next meeting will be held on August 11, 2015 at 6:30.

Executive Closed Session

After the regular meeting, the board met to discuss certain other items of concern.

1. Josh gave out an updated contact information list which was amended at the meeting and Josh will provide update list by email.
2. The board reviewed a listing of houses with potential violations. These were discussed at length and it was decided that Josh will begin issuing warning letters as soon as possible on as many of the homes in violation as possible. Also, Josh will come to each future BOD meeting with approximately 5 to 7 homes that need attention of the board and for potential issuance of fine letters.
3. Josh will follow up with Swim Management to obtain final quote on replacing the two lifeguard stands and to order them if the price is \$1500 or less including shipping cost.
4. Tree behind Boulware – Josh will arrange for dirt to fill hole left behind by cutting up of the tree.
5. The board agreed that Bernard would be informed of all potential repairs so that he could make sure the cost is reasonable and if he could take care of the repair – Josh will also email Tim with the same information.
6. All repairs of \$500 or less could be approved by Josh after discussions with Bernard – if over \$500, the board must vote to approve either by email or at the next meeting. If by email, all 5 board members must indicate their agreement.

7. The board instructed Josh to make sure that the grass at the Ballentine property is cut approximately every 3 weeks until final resolution.
8. All Pool concerns should be raised with Diane who will act as a single voice to communicate issues to Josh. Josh will be the community point of contact with the pool management company.
9. Tim gave out his proposed RFP on the renovation of the pool bath houses; other board members are to review and get back to Tim with any recommended changes as soon as possible. Dick indicated that approximately \$40,000 to 45,000 was recommended for the alterations included in the RFP.
10. John Heyel will continue pursuing speed concerns on both Sherwin and Pruett Lane with the county.