

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
March 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 April 8, 2015. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

Board members that were present; President Jon Adam, Treasurer Dick Toskes, and Director Bernard Cordeau. Vice-President Tim Parent was not able to make the meeting.

Also present were the association's managing agent Josh Stankus and residents Charles and Jackie York and Romaine Francis.

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 February 10, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Jon indicated that he has not been able to access our web site system to update certain administrative items; also, Tim Parent will be taking over the communications. Dick said that he provided Tim with Denton's phone number in order to work out the problems with updating the minutes, etc.

Treasurer: Dick Toskes reported that our fiscal year ended on March 30, 2015 and that the association is in outstanding financial condition...

As of March 30, 2015 we have \$388,528 in our cash accounts including \$241,333 that is set aside in our replacement fund. Our delinquent accounts now total \$27,135 which is \$4,006 less than last month and only \$618 higher than this time last year. We have 16 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.

Our overall cash increased \$29,135 for the year and the association was under budget in almost every line item.

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 April 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 invoice and envelope that was provided to you.

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

December key expenditures included auditing and accounting \$3,150, Insurance \$2,117, management fees (\$3420) and Pool Contract \$6,486.

Overall, the past year was an outstanding financial year for our association due to the board's close monitoring of expenses and capital outlays.

President Jon Adams repeated his concern over the association's delinquent accounts and requested that a meeting be set up with our outside legal firm to discuss what, if any, actions could be taken to reduce the delinquency balances. Josh Stankus indicated that he would set up a lunch meeting with our law firm to review this matter within the next couple of weeks.

Managing Agent:

Community manager Josh Stankus indicated that the new pool rules memo was mailed on Monday to all residents. The memo provides procedures for obtaining 2015 pool season stickers and pool rules for the upcoming year.

Josh also indicated that the final playground inspection will be completed on April 10, 2015.

Director Bernard Cordeau indicated his concern over the ever increasing insurance cost that the association is paying to our insurance company. President Jon Adam requested that Josh obtaining some additional insurance quotes from some other insurance companies so that we could consider them at the next meeting.

Social Committee –

Diane Miller provided by email a listing of upcoming social events and that all of the social events are listed on our web home page. Diane that the spring Yard sale went well and that the Easter Egg Hunt was well attended. The pool opening will be on May 23 and hot dogs will be provided. The cornhole tournament will be held on June 6, 2015 and there will be hot dogs on July 4th.

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

Communications: None

Welcome Committee: President Jon Adam recommended that the cover sheet for the welcome package eliminate the officer names so that they do not need to be changed every time an officer

leaves or changes. The suggestion was adopted by the board. Dick Toskes will make the changes and make copies of the welcome packages.

Architectural Committee: Bernard indicated that the committee is working well and meeting on a as need basis.

Neighborhood Watch: None

6) **Grounds Committee:**

Bernard indicated that he has replaced some trees by the tennis court and that the tennis court screens have been tied down. Bernard also indicated that he is going to replace the sign by the tennis court to say "Tennis use only" or words to that affect.

Bernard also indicated that "Power Wash This" is coming back to finish the areas that they missed.

7) **Member Voices:**

8) **Unfinished Business:**

As indicated above, the playground inspection will be on April 10, 2015;

Several items concerning resident concerns about a fence between two houses and the removal of trash from a driveway was discussed and resolved.

9) **New Business:**

Bath Houses

The board discussed at length plans to renovate both the men's and women's bathhouses. It was decided that the renovations would start after the 2015 pool season but that we would go ahead and paint (special paint for bathhouses) the bathhouse floors prior to the opening of the pool. The mats will be removed and the special paint will be applied and tested to see how it holds up during the pool season.

The balance of the pool bathhouse renovations will occur after the pool season and that we will solicit and obtain three bids setting what needs to be done and the cost associated with each line item. Josh will obtain bids from several outside contractors.

The board believes that putting off the renovations until after the pool season is the smart thing to do and will provide time to do the job the correct way.

Next Meeting

The meeting adjourned at 7:00 and the next meeting will be held on May 12, 2015.

The board then held a brief executive session to discuss delinquent accounts.

Nominating Committee – two names were approved by the committee for vacant board positions and will be submitted to the community for approval as part of the annual meeting.

Next meeting Time and Place –

The meeting adjourned at 7:50.

The next board meeting will be held immediately after the annual meeting which will be held on March 10, 2005.