

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 13, 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 Vice-President Tim Parent on May 13, 2015. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

Board members that were present; President Jon Adam, Vice President Tim Parent, Treasurer Dick Toskes, and Director Bernard Cordeau.

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

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 April 8, 2015 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Jon Adam informed the board that he has sold his house and that this would be his last meeting as President of our association. Tim Parent will become the new president.

Tim Parent ran the meeting for John and informed the board that he has updated our web site to include the minutes of our past monthly meetings.

Tim also indicated that he would like to move our monthly meetings to the second Tuesday of the month so that our Diane Miller, our social committee chairperson, would be able to attend the meetings. The board agreed to Tim's proposal.

Tim also summed up the board's meeting with our outside legal firm that was held earlier in the month at their offices. Basically, the board was informed that we are doing everything that we can do in reference to delinquent accounts and that no further action was needed by the board.

Treasurer: Dick Toskes reported that the association's financial condition continues to improve.

As of the end of April 2015, we have \$397,093 in our cash accounts including \$242,353 that is set aside in our replacement fund. Our delinquent accounts now total \$35,250 which is \$7,255 higher than last month but in line with where we were at 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 has increased \$8,500 for the year.

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 management fees (\$3420) and Pool Contract \$8,650.

Managing Agent: No comments this month

Social Committee –

Diane Miller was not able to make the meeting but has indicated that all social events are posted on our web site. 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:

Dick Toskes presented to the board a new updated welcome package that will be mailed to new homeowners when they move into the community, Dick requested Josh to provide a listing of recent new owners so that a welcome package can be delivered to them. Copies of the welcome package was given to each member of the board.

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

Neighborhood Watch: None

Pool – Dick requested Josh to contact the Capital Awning so that they can install the pavilion canvass cover prior to the pool opening. Bernard indicated that he is having trouble with the installation of the new water fountain was is working to have it resolved prior the pool opening. Bernard also indicated that he will have a few pool umbrellas fixed for the upcoming pool season.

Dick also requested Josh to contact our pool Management Company and request them to power wash the bath house mats prior to the pool opening.

6) **Grounds Committee:**

Bernard has worked with our irrigation company to fix numerous sprinkler heads.

7) **Member Voices: No comments**

8) **Unfinished Business:**

A decision was made not to paint the bath house floors prior to the pool opening since it would make it more difficult to tile the floor as part of our bath house renovations to be completed in the fall.

Pool house remodel was discussed in detail. Tim indicated that he was not satisfied with the RFP that was submitted to the board and that he and John Heyel would work on a new RFP to be submitted to the board for approval. Tim recommended that the RFP be in more detail and provide specifics as to what renovations were to be made to the bath rooms and be more specific as to materials and what should be replaced.

Playground inspection was discussed and that Josh would contact Nature's way to have them finish removing the roots and adding the proper mulch so that this item could be finalized and meet our insurance company's request.

9) **New Business:**

Dick Toskes nominated Charles York to be added to the board and Tim Parent nominated John Heyel to also be added to the board. Both nominations were approved.

Next Meeting

The meeting adjourned at 7:00 and the next meeting will be held on June 9, 2015 at 6:30.