

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
April 12, 2016**

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 April 12, 2016. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

Board members that were present: President Tim Parent, Treasurer Dick Toskes, Director Bernard Cordeau, Secretary John Heyel; Vice President Charles York was not able to make the meeting.

Also present was the association's managing agent Kenneth DeMarest, resident Chris Holloway and pool chairman Kevin Pepperi. See comments below concerning presentation by insurance agent Charlie Kirby.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

The minutes from our last board meeting that was held on February 9, 2016 was previously approved. The annual meeting minutes from March 2016 will be approved at our next annual meeting to be held in March 2017.

5) **Reports.**

**President** – See comments below concerning HH Hunt.

**Treasurer:** Dick Toskes reported that the financial position of our association at year end is in outstanding condition.

As of the end of March 2016, the association has \$398,054 in our cash accounts including \$248,914 that is set aside in our replacement fund. Our delinquent accounts now total \$28,769 which is \$620 less than last month and \$774 more than this time last year. 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. Total amount in collection status is \$24,339.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 17 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, 2016; 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 will be provided to you.**

March key expenditures were Lawn Maintenance (3288), Management and Accounting (3,420), and pool contract \$6,478 (first payment on 2016 pool season).

Dick Toskes also informed the board that he signed off on our federal and state tax returns for the year ending March 2015 that were prepared by our outside accounting firm.

**Managing Agent:** Ken DeMarest distributed his punch list which reflected items that have been completed since our last meeting. Ken also indicated that he would be conducting an in-depth drive through the community on April 13, 2016 to assess the overall appearance of the community and to note items that may require action by individual homeowners.

**Social Committee:** The Easter egg hunt was well attended and considered very successful. Director John Heyel indicated that he would follow up with our social committee chairperson, (Jamie) to make sure that ads are placed in local papers, Facebook, etc. advertising our upcoming yard sale to be held in April.

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

**Communications:** President Tim Parent indicated that the problems with our web site have been fixed and that we have paid our yearly fee to our web site administrator.

**Welcome Committee:**

Four welcome packages were delivered since our last meeting.

**Architectural Committee: None this month**

**Neighborhood Watch: None this month**

**Pool –**

Kevin raised the issue as to the need for weekend gate checkers for the upcoming pool season. After substantial discussion it was decided not to hire gate checkers this year but to monitor the situation for any potential problems that may pop up. Kevin will also redesign the sign in sheet to include the name of person entering the pool, time, address and time.

Our management company representative, Ken DeMarest, indicated that he is revising the 2016 pool rules and will be mailing a package to all residents concerning the 2016 pool season.

The board requested that Kevin meet with the lifeguards to make sure they understand our rules concerning pool parties and the proper procedures to be followed for the upcoming season.

In executive session the board approved a new pool opening time at 10:00 vs the old time of 11:00; the board approved the change in time by a 3 to 2 vote for a one year time period – the opening time will be evaluated at the end of the season to see if the change in time was justified by the number of residents taking advantage of the new time period.

6) **Grounds Committee:** Bernard indicated that he trimmed the trees at Correnty near the creek to cut back on over hanging tree limbs. Bernard is meeting with our irrigation contractor to inspect the system on April 13 to make sure the system is in good working condition and ready for the summer watering season.

7) **Member Voices – None**

8) **Unfinished Business:**

In executive session the board discussed pool opening time and our insurance contract.

Tim Parent provided the board with an update on our pool bathroom renovations and indicated that various issues dealing with floor tile, sinks, etc. have been resolved and that the contract is now back on time. Tim indicated that the bathhouse renovation should be completed by the beginning of May.

The board expressed its thanks to Tim for all of his hard work to keep the bath house renovations on track and to John Heyel in helping pick out the tile and other items to be installed in the bathhouses.

#### **New Business:**

Insurance agent C M Kirby made a presentation concerning our association's property insurance and the benefits of keeping our insurance with Nationwide Insurance Company. Mr. Kirby provided the board with a checklist of items that our insurance covers and the related cost. Mr. Kirby also discussed the insurance coverage for our directors and officers and what that insurance covers for present and former directors of the board.

The good news is that by conducting the insurance review the cost of our insurance will be reduced by approximately \$2,000 over prior years but at the same time, we will have an increase in coverage to protect our association property and our Board of Directors.

In executive session the board approved a new 2016 insurance contract with C M Kirby and Nationwide insurance.

President Tim Parent indicated that a meeting was held with HH Hunt and residents of Peterfield Lane to address some of their concerns. HH Hunt agreed to add a fence on our common ground that will help alleviate some of the road concerns and also to install an entrance feature and a Magnolia Ridge POA sign at the end of Magnolia Ridge Drive.

**Next Meeting** –May 10, 2016 – same location.

#### **Executive Session**

The board discussed our new pool opening time and approval of insurance contract with Nationwide.

