

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
April 11, 2017**

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 Charles York on April 11, 2017. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

Board members that were present: President Charles York, Vice-President John Heyel, Treasurer Dick Toskes, Director Bernard Cordeau. Director Christy Sehl was not able to attend.

Also present were the association's managing agent Kenneth DeMarest.

In addition two representatives from HHHunt Communities were also present – see comments below.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

The minutes from our last board meeting was approved.

5) **Reports.**

President – None

Treasurer: Dick Toskes reported that the financial position of our association is outstanding.

As of the end of March 2017, the association has \$395,031 in our cash accounts including \$204,061 that is set aside in our replacement fund. Our delinquent accounts now total \$32,086 which is \$2,713 less than last month. We have 22 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 \$26,551.

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 April 1, 2017; 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 (3492), Management and Accounting (3,523), and Insurance \$2,057. For the year ending 3/31/2017 we were under budget on the majority of our budget line items and ended the year with a profit of \$31,353.

Managing Agent:

Ken DeMarest distributed his punch list which reflected items that were completed since our last meeting. Ken indicated that he continues to conduct several monthly in-depth drive through the community to assess the overall appearance of the community and to note items that may require action by individual homeowners. Notices were sent to residents that require corrective action.

Social Committee:

The spring yard sale has been scheduled for May 6, 2017; pool opening will be May 27, 2017.

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

Communications: None

Welcome Committee: Dick indicated that five packages were delivered since the last board meeting. Dick also stated that the welcome package program is being transferred to Niki.

Architectural Committee: No comments

Neighborhood Watch: None.

Pool –

Bernard and Charles have met with our new pool management company to review the repairs that need to be made prior to our pool opening. Douglas Aquatics will begin draining the pool the week of April 17, 2017 in order to evaluate the pool crack and to determine what corrective action is needed.

Bernard indicated that he is in the process of ordering additional pool furniture to replace old broken chairs and tables.

Grounds Committee: Bernard indicated that he is purchasing a new entrance sign and a sign to be placed by the tennis courts.

6) **Member Voices –**

Two representatives from HHHunt Communities attended the meeting to update the board on the new development to be build adjacent to Magnolia Ridge.

Senior Vice President Kim Kacani advised the board that the county and school board is currently considering multiple plans concerning where children in our community and surrounding communities will attend school. She indicated that no final decision has been made but one is due soon.

After discussion, the board decided that they would not take an official position and that we would not send a letter to the Board of Education. The Board supports Option D and that we encourage residents to reach out to their elected officials in support of that option.

Craig Shelton, a second representative from HHHunt, indicated that a 7 foot privacy fence between Magnolia Ridge and the new Hunt project will begin construction within the next week or so. A letter will go out to the residents on Peterfield advising them that construction of the fence behind their houses will commence in April. The fence will be maintained by HHHunt. Also, at the request of the board, a temporary “jersey” wall will be built at the end of Magnolia Ridge Drive until the new Woodman road is completed. Appropriate landscaping will also be completed on the opposite side of the road.

7) **Unfinished Business:**

See comments under pool for pool repairs and pool furniture.

New Business:

John Heyel indicated that he is very near having all signatures needed to complete phase two of the traffic study on Sherwin and Pruett Lane. Based upon the findings of the county, further steps may include speed bumps, signs, etc.

The board approved the purchase of a “free library” to be placed by the pavilion as requested by board director Christy Sehl.

John Heyel informed the board that the basketball hoop has been installed at the far end of the tennis court.

Ken DeMarest indicated that he has been working with Denton Woodward to resolve our web site issues and will keep the board informed of the progress being made.

The meeting ended about 8:30.

Next Meeting –May 9, 2017 – same location.