

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
February 14, 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 Tim Parent on February 14, 2017. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

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

Also present were the association's managing agent Kenneth DeMarest, social committee chairperson Nikki Lee and Christy Sehl.

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 in outstanding shape and continues to improve each month.

As of the end of January 2017, the association has \$385,593 in our cash accounts including \$200,997 that is set aside in our replacement fund. Our delinquent accounts now total \$38,845 which is \$6,985 more than last month but the same at this time last year. We have 19 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 \$30,265.

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 January 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.**

January key expenditures were Lawn Maintenance (3354), Management and Accounting (3,523).

Dick provided each board member with a hard copy of our audit report that was completed by our outside accounting firm Adam, Jenkins and Cheatham.

Dick also informed the board that our three certificates of Deposit will be transferred to First Union bank in the next couple of weeks due to their relocation to the Atlee branch office.

**Managing Agent:**

Ken DeMarest indicated that he sent out a notice to all residents “calling for nominations” for the upcoming two open board positions; three responses were received and the nomination committee approved all three to go forward for consideration by all residents.

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:**

Our new social chairperson Nikki stated that the fall trash pick-up has been scheduled for 10/14/2017 which is the same day at our fall yard sale. The spring yard sale is scheduled for April 15, 2017. Pool opening will be May 27, 2017.

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

John Heyel stated that he would place the upcoming events on our “Facebook” page.

**Communications:** None

**Welcome Committee:** Dick indicated that four packages were delivered since the last board meeting.

**Architectural Committee:** No comments

**Neighborhood Watch:** None.

**Pool –**

**See comments below on new pool contract.**

**Grounds Committee:** Bernard indicated that he is working on the bridge by the tennis courts.

6) **Member Voices – None**

7) **Unfinished Business:**

Pool Management contract – President Tim Parent signed off on a new 2017 pool contract with Douglas Aquatics

The “rusting” issue in the new renovated bathrooms is still pending.

**New Business:**

John Heyel indicated that it is time to move forward on the second phase of the traffic study on Sherwin and Pruett Lane. John will start the process of gathering required signatures for submitting to the county. Based upon the findings of the county, further steps may include speed bumps, signs, etc.

Dick and Ken presented a new 2017 proposed budget to the board for their approval which was then approved and will be mailed out to all residents as part of the annual meeting package that will go out to all residents next week.

The board reviewed and approved the 2016 accomplishments letter which also will go out as part of the annual meeting package.

Finally, the board also approved the annual letter concerning property maintenance for mailing to all residents.

John Heyel recommended the purchase of a basketball hoop to be purchased and placed at the tennis courts; the board approved John’s suggestion.

The meeting ended about 8:00.

**Next Meeting** –March 14, 2017 – Annual meeting – same location.