

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
July 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 July 11, 2017. Our meeting was held at the Hampton Inn & Suites – Virginia Center.

2) **Quorum Status**

Board members that were present: President Charles York, Treasurer Dick Toskes, Director Christy Sehl and Director Bernard Cordeau; Vice President John Heyel was unable to attend.

Also present were the association's managing agent Kenneth DeMarest and social committee chairperson Nike Lee.

In addition, one homeowner was intendance to discuss the playground at Holliman. – see comments below. Finally, representatives from our pool Management Company was present to discuss current season operations – 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 – Director Charles York indicated that there was a minor break in at the pool but no damage was noted. A police report was filed.

Treasurer: Dick Toskes reported that the financial position of our association continues to be outstanding.

As of the end of June 2017, the association has \$388,685 in our cash accounts including \$204,200 that is set aside in our replacement fund. Our delinquent accounts now total \$24,384 which is \$6,096 less than last month. 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. Total amount in collection status is \$21,370. Collections by our attorneys has increased substantially this year as prices of houses has risen and houses are being sold permitting the collections of outstanding dues.

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 will be due on July 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.

June was an average month for expenses. Key expenditures were Lawn Maintenance (3354), Management and Accounting (3,593), Printing \$788, pool management \$10,041 and community maintenance \$\$1,180 (building of new shed to store chemicals.).

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.

Both President Charles York and Director Bernard Cordeau indicated that they still have noticed areas of concern and requested Ken to provide the board with a listing of houses that have received a notice to correct a deficiency so that the board could more closely monitor the situation.

Social Committee:

Our social chairperson Niki stated that both the opening pool day party and the corn hole tournament were well attended and a success.

The board expressed their appreciation to director Christy Sehl for coordinating the July 4th pool party free hot dog day.

Niki stated that other social events are in the planning stages; please refer to our web site for additional social events and information pertaining to them.

Niki is planning a fall yard sale and a trash pickup the following Saturday after the yard sale. Also, Niki is planning a Kona ice cone event and is working with HH Hunt for a free ice cream day at the pool. Finally, there will also be a closing free hot dog day.

Communications: None this month

Welcome Committee: None this month.

Niki will follow up with community partners to make sure she is receiving the notices of new homeowners.

Architectural Committee: One item is pending.

Pool –

Representatives were at the meeting from Douglas Aquatics to discuss this year's operations and concerns that have been previously noted. Neil from Douglas Aquatics indicated that the

lifeguards have been instructed to refrain from excessive talking with each other and to make sure they clean the pool as appropriate. The board requested that we receive monthly billings on pool expenditures so that we could better monitor the expenses. Also, it was decided that a suggestion box would be placed at the pool so that residents could offer suggestions to improve pool operations on a timely basis.

The board decided to terminate the recycling services at the pool and that Charles or Bernard would take of the matter.

The board also requested that the third life guard should periodically check pool passes at the front gate to assure that only residents gain access to the pool.

Grounds Committee:

Bernard completed installation of a closet at the pool to hold our pool chemicals as required by safety regulations.

President Charles York indicated that the electric company is going to install an electrical box at the Holliman playground in order to install additional lighting. Subsequent to the meeting, a contract was signed with Dominion Virginia (cost of \$2644) to have the electrical work completed for the installation of the lights.

Both Charles and Bernard are working to have parking lot cracks filled and repaired in order to keep up the condition of the parking lot. Bids are being obtained and the work should be done in the near future.

6) Member Voices –

One resident came to the meeting to express her concern over the condition of the playground equipment at the Holliman playground. The board indicated that they shared her concern and that action will be taken to refresh the appearance of the equipment and take other action as deemed necessary.

Dick Toskes also requested that we have a safety check performed on all playground equipment to assure that we are in compliance with Virginia law and that all equipment is in good safe working condition.

New Business:

The board is going to invite Denton, our web site administrator, to come to the next meeting in order to discuss concerns with our web site and issuance of mass emails.

At the request of director Christy Sehl the board discussed the installation of new/additional playground equipment at the Magnolia Ridge Drive playground. Christy provided pictures and descriptions of the proposed new playground equipment. The discussion was tabled until our next meeting and the obtaining of additional cost estimates and bids. Also, Ken was instructed to contact our insurance agent to see what affect, if any, the proposed equipment would have on our overall liability and cost of insurance.

The meeting ended about 8:45.

Next Meeting – Our next meeting will be held on August 8, 2017 at the same location.