

Magnolia Terrace Homeowners Association
Minutes
Board of Directors Meeting
February 7, 2018

Meeting called to order at 7PM by Board president Steve Smith. Smith, Candi Keys and Richard Collins present so there was a quorum. Bookkeeper Graham Wells also attended.

Collins read the minutes of the December 6, 2017 Board meeting. Steve Smith moved to approve. Candi Keys seconded. Smith, Keys and Collins voted in favor.

Current balance in bank account is \$51,865.16. For the period January 1 – February 7, 2018, net income was \$14,863.79. This amount includes the largest one-time anticipated expense of the year (entrance plant renovation) of over \$6,000. Accounts receivable total \$3,759.62. Amount is due mostly to 2 lots and includes a few overpayments. There were an unusually high number of late payments.

Most of the Water Retention Area (WRA) at Alpha Avenue has been mowed now that the ground has dried. An adjacent lot owner fixed a sprinkler problem that resulted in wet areas on the WRA hillside. WRA will eventually need to have trees trimmed to facilitate mowing. All the HOA WRAs show some sediment build up near where the water enters the WRA, causing water to back up into the system. Issue will eventually need to be resolved. 4 months have passed since hedges along Ridgewood were trimmed and contractor will be asked to trim again starting in late February. The swale issue in Phase II was fixed by a lot owner. 3 bank funded work crews were at 16908 Florence View since the last meeting. Situation better but still not in compliance with all covenant standards. Bank has not yet gained title to property. Requests for covenant compliance were sent out based on identified deficiencies. Some have already complied. Some have expressed reluctance.

Collins suggested that some detailed standards be adopted as rules by the Board based on the language of Article V, Section 4 (Maintenance) and Article VI, Section 26 (Conditions of Building and Grounds). Having some specifics to cite would possibly reduce the ability of non-complying members to ask “where is that stated in the covenants.” Those sections clearly envision that dead trees and plants should be removed and that branches should not overhang sidewalks and streets. Given the condition of many mailboxes, they should be included under building and grounds language about “unclean, unsightly or unkempt conditions.”

Candi Keys reported that the new plants at the entrance areas had been damaged by the freeze. Smithwell will replace as needed during the spring after the chance of freeze passes. No additional charge.

There were only 2 responses to request for comment on proposed amendments.

Kris Jurski was unable to attend due to a short notice work need. He sent an email outlining a proposal. The consensus was to proceed but a formal decision was postponed until the next meeting so as to get a couple of questions resolved.

The formal announcement of the annual meeting will be sent out around March 19. Will include Smithwell's offer regarding tree trimming.

Next meeting will be April 4.

Meeting adjourned at 8:20 PM based on a motion by Collins and seconded by Smith. Keys, Smith and Collins favored motion.