

Magnolia Terrace Homeowners Association
Minutes
Board of Directors Meeting
April 4, 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 February 7, 2017 Board meeting. Steve Smith moved to approve. Candi Keys seconded. Smith, Keys and Collins voted in favor.

Checking account balance is \$48,056.07. Two lot owners owe the HOA funds. 4 owners have credits. Through end of March, HOA's income is \$10,073.31 greater than expenses. HOA's tax returns have been filed.

Hedge trimming completed. As expected, 2nd cutting was less expensive than first. Collins moved to accept Smithwell's offer to fertilize entry areas quarterly at cost of \$20 per month. Keys seconded. Smith, Keys and Collins voted in favor. Board wanted to protect \$6,000 investment in new plants.

A number of lot owners were notified in late January that their sidewalks needed to be power cleaned. Some were given a second notice on February 24 with requested completion date of March 21. Despite being given 2 months to comply, 4 owners still had not cleaned the sidewalks. Collins moved to fine the noncomplying lot owners \$10 per day for failing to adhere to the covenants. Smith seconded. Smith, Keys and Collins voted for the motion. Matter will now be referred to Fine Committee per covenants and state law.

One resident reported that his mailbox had been destroyed for the 3rd time (and his neighbor had experienced 4 such incidents). As the covenants accord the ACB the decision authority regarding mailboxes, the matter will be referred to ACB. Contacting USPS about locating mailbox farther from road will be suggested to owner.

Owner of a vacant lot had queried about some work on the lot but has not made a formal request. Work would require permits. No action required at this time.

Smithwell has replaced the plants that were damaged by the freeze.

Annual meeting announcements sent out. Current Board members agreed to have their names placed on ballot. Several proxies have been returned. Members will be emailed about submitting proxies. May become necessary to go door to door to collect proxies.

Smith moved to accept Kris Jurski's offer to assume management of the HOA website. Keys seconded. Smith, Keys and Collins voted affirmatively.

Meeting adjourned at 8:23 PM.