

Magnolia Terrace Homeowners Association
Minutes
Board of Directors Meeting
June 13, 2018

The meeting was called to order at 7:10 PM by Thomas Johnson. Present were board members Thomas Johnson and Richard Collins and they constituted a quorum. Members Debra Perlet and Bert Hayne attended.

As of the end of May, checking account balance was \$46,520.11. Expenses in May totaled \$2210.72 and year to end of May income exceeded expenditures by \$6590.18. About 30% of the assessment dues for second half of year have been received.

There is a need for a fine committee meeting. Thomas will contact members.

There is an issue with the storm water pipe from Florence View to the WRA at Ridgewood and Alpha. The pipe is half full of sand and debris and contractor has problems addressing issue as access point is not accessible for large, specialized truck. Another approach will be tried. Johnson and Collins agreed to the additional work.

Hedge trimming completed. Last trimming under current contract. Smithwell has been asked to submit a bid for coming year. Offer to include prices with and without hedges in the monthly bill.

The financial institution that holds paperwork on Lot 55/Phase II had contractor mow lot but grass was so high in part of back yard that it was not completed. A letter had been sent from HOA but no reply received to date.

The mailbox standards approved by the ACB will be issued and members will have 60 days to comply.

A bid for cleaning sidewalks, entry areas and storm drain entrances will be solicited from last years vendor.

There was a discussion about covenants and ability of board to enforce covenants given legal considerations such as federal law, state law and court decisions. Examples of court decisions and the concept of selective enforcement to be presented at next board meeting.

The previous board had voted to move hosting of the HOA website to a company run by an HOA member but the transition was pending board approval of the proposed design. Thomas Johnson to be provided link so he can review. Kris Jurski to be invited to next meeting.

Johnson and Collins voted to add Bert Hayne to ACB.

Johnson and Collins voted to add Debra Perlet to fine committee.

Draft board policies were distributed to be reviewed before next meeting. The background on the impetus for the proposed policies presented, including a review of relevant documentation.

The meeting adjourned at 8:40 PM, the power having gone out several minutes earlier.