

Minutes
Magnolia Terrace Homeowners Association
Annual Meeting
April 25, 2018

These are DRAFT minutes which are being posted because the April 24 annual meeting was not held.

Board president Steve Smith called the meeting to order at 7:01 PM on April 25, 2018.

Secretary Richard Collins said that annual meeting announcements had been mailed on March 20, 2018 and had been posted in both display cases and on the HOA website. 39 members had to be present or represented by proxy to constitute a quorum. 33 valid proxies were received (and 2 invalid proxies) and 23 members were present for a total of 56 members, so a quorum existed.

The minutes of the 2017 annual meeting were read. Steve Smith moved to approve. Candi Keys seconded. Motion passed unanimously.

Candi Keys gave the treasurer's report. Checking balance as of March 31, 2018 was \$48,056.07. The budget for 2018 estimates income of \$56,080 and the same amount for expenses. 2 members owe the HOA with the most being over \$3,000 by the owner of the abandoned property, lot 55/II. For 2017, the HOA had a net of income over expenses of \$19,564.82.

Richard Collins gave an Architectural Control Board/landscaping report. Since last years meeting, the Board let the previous landscape contractor go because the work performance had become unreliable and the contractor did not respond to queries from the HOA. The new contractor was the low bidder and the Board decided that hedge trimming would be done when the Board decided. The new contractor addressed the tall grass and weeds left by the previous owner at no additional cost. Another bidder was over twice as high. Most requests to the ACB over the past year involved painting and fences. Lot 55 in Phase II on Florence View continues to be an issue. The county court was about to allow the bank to auction the property after a 3 year long court case when the owner filed in Federal bankruptcy court and that is where issue has been since 2015. The bank did some upkeep of the property – screened enclosure repair, mowing, trimming and vine removal. HOA learned recently that bank had sold loan to a new entity and HOA is trying to get them to maintain property. No known date for resolution. Also mentioned was the unusual number of queries by potential buyers about building detached garages. All were told that it would not be allowed because there are no detached garages in Magnolia Terrace nor any driveways to the backyard.

The subject of sheds was discussed. Owners of 1 lot had installed a couple of sheds without asking the ACB for approval. As part of the process to resolve the matter, the Board discovered that a shed had existed on another lot since 2005 and the HOA had been informed, including

being provided with photos of the shed by the lot owners. Since the covenants do not prohibit sheds and since the HOA had previously allowed another owner to have a shed, there was no basis for requiring the removal of the sheds recently installed. Some thought sheds should be allowed. Rather than park vehicles in driveways, for example, if items stored in a garage could be moved to a shed, the vehicles could be parked out of sight. Others feel that sheds would change the character of Magnolia Terrace. The only way to prohibit sheds is to amend the covenants. Lacking an amendment, standards will have to be established.

Candi Keys explained that the entrance areas had been renovated due to their poor condition. The cost was around \$7,000. In response to a question about the cost, Candi said that removing the old plants was time consuming. Other estimates had been sought and they were in the same cost range. Additionally, a member privately arranged for some work about the same scale recently and the cost was equivalent.

The effort to amend the governing documents failed due to an insufficient number of members submitting proxies or attending the meeting to vote.

The HOA has 5 water retention areas and after many years of use, they will need work in the coming year, primarily to address buildup in front of discharge points. A photo of one such discharge area that is blocked was circulated.

Ballots for the Board of Directors were cast. Candi Keys, Thomas Johnson and Richard Collins were elected. A ballot was cast for a member who had not volunteered for the Board so that vote was invalid (the member was consulted about his desire to serve on the Board of Directors and said he was not interested and was unaware that someone had voted for him).

Meeting adjourned at 8:20 PM.