

**MAGNOLIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY NOVEMBER 14, 2016,  
9641 ROSIE WAY SANTEE, CA 92071  
MINUTES**

The meeting was called to order by Association President Fullaway at 6:00 pm.

<b>Directors Present:</b>	Glenn Fullaway	President
	Tammy Cole	Vice President
	Catherine Crep	Secretary
	Judith Heller	Treasurer
	Travis Andersen	Director
	Chad Winstead	Director
	Sally Hutton	Director

**Directors Absent:**

<b>Also Present:</b>	Robin Wilkie, CCAM	Community Manager
	Wes Porter	Community Manager

**HOMEOWNER FORUM:**

Neese was in attendance and spoke to the Board regarding insurance claim due to fire, bringing attention to the Board of Directors regarding the claim status which was filed with the HOA insurance by the previous management company, the issue has been ongoing from April of 2016.

Andrade was present for important issues within the community updates.

**APPROVAL OF MEETING MINUTES:**

The Board reviewed the Meeting Minutes of September 12, 2016. Crep motioned to approve the minutes as presented. Fullaway seconded the motion. Vote was all ayes; motion carried.

**FINANCIAL REPORT:**

September 2016 financials prepared by Castle Breckenridge Management indicate the Association has total assets of \$431,873.31. The amounts are comprised of \$148,845.94 in the operating account, \$283,027.37 in the reserve accounts. Liabilities \$10,146.99. Management has been instructed to include payable invoices.

**COMMITTEE REPORTS:**

Landscape Chair Report- homeowner reports that the mulch placed near her home caused and extreme allergic reaction. President Fullaway inquired with vender regarding the mulch and was informed mulch is from lumber only. This area of mulch will be thoroughly rinsed to prevent further adverse reactions to any homeowners. Playground mulch is specialized. The Board of Directors is reviewing grass removal within areas of the community. This item was currently tabled. Grass will be thatched within the next month, dependent on weather cooperation by POTA landscaping, and will look dead for a period of time.

Architectural Chair Report 10380 Seth Way installation of concrete pad in the back yard of unit. This item was tabled for further review by the Board of Directors.

9504 Jim Lane Application was declined due to paint color choices not currently a palette selection and garage door color.

Introduction of additional Paint Pallete colors for Board review was currently tabled.

**UNFINISHED BUSINESS:**

Website Management: Management to pay for website domain cost, association will reimburse Professional HOA Consultants for the expense. The website will be owned by the association and updated by Anderson. Anderson motioned to approve the domain site cost, Heller seconded the motion. Vote was all ayes; motion carried.

**NEW BUSINESS:**

Tree Trimming: the Board of Directors reviewed proposals for community tree trimming. After review of the proposals Fullaway motioned to approve the contract with Green Horizons, Heller seconded the motion. Vote was 5 in the affirmative; motion carried. Two members of the Board abstained from vote. Management instructed tree stub removal to be removed from bid.

Association Record retention this item was previously discussed all required documents will be kept, to include financial, legal, minutes and contracts.

Pool Lighting for L.E.D. has been tabled. The circuit breaker that previously kept tripping due to a short has been corrected.

**EXECUTIVE SESSION:**

1. Hearings
2. Budget issues/audit- errors, omissions, and etc. for review.
3. Delinquencies
4. Miscellaneous Correspondence

**ADJOURNMENT:**

Motioned to adjourn the meeting. The motion was seconded. Vote was all ayes; motion carried. The meeting was adjourned at 8:00 p.m.

The next scheduled meeting is January 9th, 2017 at 6:00 p.m.

ATTESTED



DATE 2017.01.10