

**MINUTES OF THE MAGNOLIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES OCTOBER 9, 2017
AT 8181 MISSION GORGE RD SUITE E
SAN DIEGO, CA 92120**

The Meeting was called to order by the Association President Catherine Crep at 6:00 p.m. at the offices of Professional Hoa Consultants.

Directors Present:	Catherine Crep	President
	Glenn Fullaway	Vice President
	Joshua Wesolowski	Secretary
	Travis Anderson	Architectural Chair
	Brandy Cheek	Director at Large
	Tammy Cole	Director at Large
	Judy Heller	Treasurer

Also Present:	Jenny Julian	Community Association Manager
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APPROVAL OF MEETING MINUTES:

The Board reviewed the Open Session Meeting Minutes of September 18, 2017 and upon a motion made, seconded and carried, the Board approved the Minutes as presented for filing.

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FINANCIAL REPORT:

Period Ending August 31, 2017

The Operating Account balance is \$216,602.94. The Reserve Account Balance is \$255,398.28. The Accounts Receivable Balance is \$13,244.00. Total operating income for this period was \$61,573.01 with expenses of \$63,901.25. Total assets for this period is \$485,345.22. Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

COMMITTEE REPORTS:

Landscape Chair Report

It was reported that on the corner of Cottonwood and Rosey Lane the bushes located behind the home are overgrown and the fence is not visible. Management will check for Halloween decorations on the lawns and will note as a violation.

Architectural Chair Report

Travis issued an updated inspection report to Management. Second letters will be sent to the homeowners that have not taken care of the repairs listed on the inspection report. It was reported that all architectural request have been processed. Management emails all request to Travis for approval.

UNFINISHED BUSINESS:

Rules and Regulations update

Wes Porter is still currently working on the first draft of the rules and regulations. He will have to read through the entire document and then redline his proposed changes.

Concrete work on walkways

ACP is currently still working on the walkways and sidewalks and is scheduled to be completed by the end of October.

Maintenance

At this time there is no pending maintenance repairs needed.

Parking

The Board discussed the parking for the Community. A letter explaining the proposed change to the parking rules are as follows. Management will mail out the letter this week to the homeowners.

- A. Parking Permits. Issue each home one permit. Parking will still be on a first come basis and the 72 hour rule will still apply. Households with three or more vehicles would still only receive one permit. Only permitted parking will be allowed in 72 the hour parking spaces.
- B. Rent a Space. Convert all non-handicap parking spaces into assigned parking spaces. Homeowners/renters will be able to secure a space on a monthly basis for a yet to be determined fee. All interested homeowners will be required to prove on an ongoing basis that at least one 4+ wheel street legal vehicle (recreational desert vehicles and golf carts et al will not qualify) is parked in garage or carport to keep rented parking space. Initial assignment of spaces will be done through a lottery system if more applicants than available spaces occurs. A unit will be allowed more than one space if at time of assignment there are additional spaces available after lottery assignment concludes with all owners getting equal chance at one space. It will be the responsibility of the assigned space’s renter to request a tow of any unauthorized vehicle from their space. All fees collected from the rented spaces will be directed to the repairs and replacement of the community streets and parking spaces freeing up more general purpose funds for the continued upkeep and beautification of our community and delaying any additional dues increase in the near future.
- C. No change to the current parking rules.

NEW BUSINESS

Tree Trimming

The Board reviewed a bid from Atlas Tree Service. After discussion the Board instructed Management to obtain additional bids for the tree trimming.

Pool and security

The Board reviewed a bid provided by Accurate Security Pros. The bid’s description is too provide and install Alarm lock stand access control lock on pool gate with key fob system. The amount of the bid was for \$5,261.28. After discussion the Board instructed Management to obtain additional bids for the next scheduled Board meeting in November. The Board also asked for bids to install surveillance video in the pool area.

ADJOURNMENT

With no further business to come before the meeting and upon a motion made, seconded and carried, the Open Session Board Meeting was adjourned to the Executive Session Meeting at 7:10 p.m. to review homeowner correspondence, the Violation Log and the Delinquency Report.

ATTESTED John J. Woodcock DATE 11/13/2017