

**MINUTES OF THE MAGNOLIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES DECEMBER 6, 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 6:30 p.m. at the offices of Professional Hoa Consultants.

<b>Directors Present:</b>	Catherine Crep	President
	Glenn Fullaway	Vice President
	Joshua Wesolowski	Secretary
	Travis Anderson	Architectural Chair
	Brandy Cheek	Director at Large
	Tammy Cole	Director at Large
<b>Director Absent</b>	Judy Heller	Treasurer
<b>Also Present:</b>	Jenny Julian	Community Association Manager

**APPROVAL OF MEETING MINUTES:**

The Board reviewed the Open Session Meeting Minutes of November 13, 2017 the Board tabled the minutes due to changes and corrections. Amended minutes will be reviewed at the January's meeting.

Executive Meeting Minutes will be reviewed at the January's meeting.

**FINANCIAL REPORT:**

**Period Ending October 31, 2017**

The Operating Account balance is \$210,712.60. The Reserve Account Balance is \$275,623.14. The Accounts Receivable Balance is \$16,591.00. Total operating income for this period was \$47,438.47 with expenses of \$41,530.42. Total assets for this period is \$486,435.74. Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

Cathy asked is the deductible of \$2500 has been paid to the Association. Management was instructed to send another letter to the homeowner in regards to the unpaid \$2500. (Farmers Insurance deductible)

**COMMITTEE REPORTS:**

**Landscape Chair Report**

The Board reviewed an estimate from Tony Pota to complete the third phase of the landscape project. Glenn explained that the HOA is paying a monthly fee of \$2,000 until paid in full for the landscape project. The estimate reviewed is for \$15,500. Upon a motion made, seconded and carried, to accept the estimate as submitted and continue to pay Pota \$2,000 a month until paid in full. Glenn also reported that 2 additional trees at the RV lot will be removed. Josh would like to set up a walkthrough with Tony in January, TTD.

**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.

to the inside of his unit and currently is using his garage for storage. He stated that he is almost done with the repairs however it will take him time to move items and organize his garage.

The Board granted Mr. Wallace the additional time he requested to continue parking his vehicles out on the community and Upon a motion made, seconded and carried.

**RV Lot Information**

Board requested the Income, Expenses, and outstanding balances for the RV lot be included in the board packet.

**ADJOURN**

Fullaway motioned to adjourn the executive session. Anderson seconded the motion. Vote was all ayes; motion carried. The meeting was adjourned at 6:30pm

Attested Josh Westberg Date 1/8/18