

**MINUTES OF THE MAGNOLIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES SEPTEMBER 18, 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

Directors absent	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 August 14, 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 July 31, 2017

The Operating Account balance is \$218,931.18. The Reserve Account Balance is \$281,608.97. The Accounts Receivable Balance is \$12,425.17. Total operating income for this period was \$255,393.25 with expenses of \$34,286.17. Total assets for this period is \$509,445.32. Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

2017/2018 Draft Budget Review

The Board of Directors has spent the past several months reviewing and discussing next year's budget. During this process, the Board took into consideration the month-to-month operations of the Association, the need to adequately fund the reserves as well as ever increasing water/sewer and gas & electric rates. After careful consideration and discussion, a motion was made, seconded and carried to approve the 2017/2018 budget with an adjustment made on security services. The monthly assessment shall remain the same at \$210.00 per unit, per month beginning November 1, 2017. At this time, the Board of Directors does not see the need for a special assessment during the coming year.

2017 Draft Reserve Study Review/Approval

The Board reviewed a draft 2017 Reserve Study report submitted by A Reserve Company Upon a recommendation by Management, a motion was made, seconded and carried to approve the 2017 draft Reserve Study report as submitted.

COMMITTEE REPORTS:

Landscape Chair Report

The Board reviewed several landscape proposals for monthly landscape maintenance. After discussion and upon a motion made, seconded and carried the Board approved the contract from Tony Pota in the amount of \$10,075.33 per month. The Board is satisfied with Tony's work and projects throughout the community.

Josh reported that Atlas Tree Service will provide a bid for the tree trimming of the community.

Architectural Chair Report

It was reported that all architectural request have been processed. Management emails all request to Travis for approval. Walkthrough inspections are conducted weekly. The reports are then emailed to Property Management so that the letters are processed.

UNFINISHED BUSINESS:

Rules and Regulations update

Find out from Wes Porter the status of the review and changes of the rules and CC&R's.

Concrete work on walkways

ACP has scheduled work for the walkways and trip hazards. The work is expected to be completed by the end of October. Letters have gone out to the homeowners regarding this work.

Maintenance

The Board instructed Management to have Phoac Maintenance remove the chain-link fence and chick wire with post located above the brick wall on Cottonwood.

NEW BUSINESS

Lighting

The Board reviewed several bids for a monthly contract for the exterior lighting. After reviewing the bids and upon a motion made, seconded and carried, the Board approved the estimated from La Salle lighting Services for \$75.00 per month. Management will confirm price with LaSalle Lighting.

Holiday decorations

Management was instructed to draft a letter to the homeowners stating that all holiday decorations are only allowed on the homes and garages. No decorations on the lawn, yards, or trees that belong to the hoa.

Sign for dumping

Travis reported that people are leaving large personal items by the mail boxes on Cottonwood. He suggested that a sign should be posted reading NO DUMPING ALLOWED! The Board agreed to order a sign and post it on the brick wall.

Parking

The Board discussed the parking of the Community. After discussion the Board approved to send a letter to all homeowner advising them that at least one vehicle should be parked inside of the garage "per the rules & regs". There are 151 parking spaces and 5 handicap spaces with 1 parking for maintenance/contractor. The Board suggested to have all parking spaces as parking rentals only. The board would like to submit a ballot for a vote considering parking space rentals.

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 8:10 p.m. to review homeowner correspondence, the Violation Log and the Delinquency Report.

ATTESTED _____ **DATE** _____

