

**MAGNOLIA PLACE COMMUNITY ASSOCIATION INC.**  
**Board Of Directors Meeting Minutes, Sun 'N Lake Community Activity Center**

**January 7, 2025**

The meeting was called to order at 7:15 pm and adjourned at 9:05 pm. In attendance: Kyler Eldridge, Alex Andreu, Christian Cupin, John Tiger.

**Treasurer's Report:**

- Andreu distributed the Crews Bank Statement as of December which showed a Business Checking account balance of \$13,608.77 and Business Savings account balance of \$4003.88 and 6-month CD value YTD of \$31,453.84. There is accrued interest to date of \$757.41. The CD EXPIRED on December 18 and a decision was made to roll it over into a new CD.
- Andreu distributed an Income Report for the period ending December 31 showing YTD expenses of \$16,979.38 against total budget expenses of \$23,800. There were no unusual items to report.
- Andreu has assumed the responsibilities of the Treasurer and Secretary duties as of Wednesday, December 18.
- The HOA dues and letter to owners about the Annual Meeting have been sent out on or close to December 13, 2024.
- **Annual Meeting Date and approval of 2025 Budget:** Sales booked the Community Center for Sunday, January 19 from 12:00 noon to 4:00pm. The meeting time is 2pm. Sales provided a 2025 budget based on keeping dues at \$300. There is a \$7,500 provision in the budget for using a property management company. If it does happen, any increase in dues would not be necessary until FY 2026 or later. The Board approved the budget as presented.
- **Annual Meeting Agenda:** This was discussed in some detail shown on a list Andreu handed to the president and later e-mailed to the other members and upcoming director Cupin, upcoming director Lynch was not present and did not get a copy. It was previously agreed that it will be prepared by the BOD and posted to the MPCA website before the meeting.
- Andreu updated the board with information about some of the invoices/information sent to residents that have been returned to sender. These were hand delivered to their individual mailboxes.
- Andreu informed the board that confirmation for Dues paid are being sent thru emails. Those properties that we don't have an email address will be confirmed by USPS mail.
- Andreu informed the board about two properties that were sold to Southern Homes, and new information/invoices where sent by USPS in late December 2024.
- Andreu informed the board about the new location for our monthly meetings and also updated the website with information for the Magnolia Place residents.

- Andreu explained about the email that was forwarded from Sales about the SnL request for a logo for Magnolia Place to be used on cards SnL is creating and providing for each SnL HOA, no decision has been made at this point.

#### **Old Business:**

- **Concrete Gutters at ends of driveways.** Alex received a quote (No. 111) of \$8,500 from Ryan Cooper which was opened at the meeting. He also received a verbal price per linear foot from Bob Richmond. Alex requested, via text message, from Bob Richmond to present a quote into total dollars and in writing, it's likely to be considerably more than Cooper's. Andreu was able to present an additional quote from Hill's Lawn & Landscaping. Eldridge will meet with general manager Boz to discuss further.
- **Johnson Foreclosure:** No changes.
- **Pet Waste Eliminators:** Andreu discussed this issue with Nick Sawyer during a meeting to reserve the meeting room for our January 7<sup>th</sup>, 2025 board meeting. Andreu was informed that SnL has been providing this service in other communities and will discuss further with general manager Boz for the possibility that SnL will provide and maintain them. Alex will follow up with Mr Sawyer.
- **Board Membership:** Christian Cupin volunteered to join the BOD. His name has been added to the Ballot. Also, Anne Lynch has agreed to join the BOD. Her name has been added to the Ballot. Sales and Joe's name have been removed from the website and their email link has been redirected to magnolia place33872@gmail.com
- Andreu proposed to thank Mr. Sales for his extraordinary service and commitment during his tenure as both Secretary and Treasurer, a thank you card signed by the board member and mailed to his new address was discussed and approved.
- Andreu proposed to thank Mr. Farley and general manager Boz with a thank you card for the street lighting that was installed during fiscal year 2024, the card to be signed by the board members.
- Cupin has agreed to take the secretary responsibilities if elected, he will meet with Andreu before the annual meeting to learn more about the position.
- Andreu provided a sample sign-in form for the upcoming annual meeting and reviewed the Proxy and Ballots received to the meeting date.
- Andreu provide a sample agenda for the annual meeting which was handed to Eldridge and later emailed to Tiger and Cupin for review. It will be revised and corrected by the board before the annual meeting.
- Andreu provided Eldridge with an information page for the upcoming annual meeting.

**NEXT MEETING TUESDAY FEBRUARY 4 AT 7PM**

Alejandro Andreu