

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

October 8, 2024

The meeting was called to order at 7:06pm and adjourned at 8:07pm. In attendance: Alex Andreu, Jack Tiger, Christian Cupin, Richard Sales (who chaired the meeting)

Treasurer's Report:

- Sales distributed an Income Report for the period ending September 30 showing YTD expenses of \$11,626.98 against total budget expenses of \$23,800. There were no unusual items to report.
- Sales distributed the Crews Bank Statement of September 30 which showed a Business Checking account balance of \$11,626.98 and Business Savings account balance of \$4003.92 and 6-month CD value YTD of \$31,195.65

Old Business:

- **Concrete Gutters at ends of driveways.** Alex is still awaiting quotes for pressure cleaning and sealing. Once received, he will talk with Boz about SNL's ability/desire to undertake this job so the Board can decide how to proceed.
- **MPCA Streetlights:** Alex reported seeing places in the community where positions have been marked.
- **Johnson Foreclosure:** Farley and Sales received NOTICE OF VOLUNTARY DISMISSAL OF COUNT III OF THE COMPLAINT, DECLARATORY JUDGMENT documents from Pennymac Loan Services. Farley advised MPCA does not have to respond to this notice.
- **Pet Waste Eliminators:** While the Board seems agreeable to the modest purchase of 2-3 for our community, there is the on-going cleaning of them. Alex will follow-up with Boz on SNL's ability to provide maintenance of these devices.
- **Entrance Lawn Fertilization: Alex will give Lucas approval to fertilize the entrance lawn.**
- **Crews Bank Signatories:** The following Board members are signatories for the Checking and Savings Accounts: Alex Andreu, Kyler Eldridge, Richard Sales, Jack Tiger. Kyler Eldridge and Richard Sales are signatories for the CD account.

New Business:

- Annual Meeting: Sales reviewed with the Board several matters that need to be firmed up by next month if possible: 2025 Budget, Annual Dues Amount, Annual Meeting Date, Voting and approval of any new Board Members, Agenda for the meeting, and mailing of dues notices. Sales provided a 2025 budget for discussion based on keeping dues at \$300. We need to decide on using a HOA management company which could have an impact on HOA fees down the road. There will be no street light expense. We discussed these matters and others and need to try to firm them up at the next meeting.
- Alex came up with an idea for placing a flat screen monitor in the window of the guardhouse, visible to all upon entering. There was discussion about the possible benefits, which include, notices to commercial vehicles, board and annual meeting dates, speed limit reminders, website notices, etc. While there was no formal vote, Sales expressed support, which Alex is willing to do. As a board we should make a formal decision about this at the November meeting.
- There are two lights out at the entrance. Sales and Jack and Christian will assess whether or not we can take care of this the week of 10/21. Sales will coordinate.

NEXT MEETING TUESDAY NOVEMBER 12

Richard Sales