

ASSOCIATION MEETING MINUTES FOR MAGNOLIA GLEN-2024

I. MEETING DETAIL BOARD MEMBERS ATTENEDED:

President: Dean Dukes
Secretary: Tisha L. Crouse
Treasurer: Danelle (Dee) Fischer
Vice President: Luis Martinez
ARC: Chauncy Hamilton

Date: Saturday January 27,2024
Scheduled Start Time: 12:00pm

Location: Dean Dukes Residence

II. ABSENCE BOARD MEMBERS:

ARC: Chauncy Hamilton

III. CALL TO ORDER:

*Call to order at 11:58am by President Dean Dukes

***Approved last Meeting Minutes from 8/12/2023 with a Yes vote from Dean, Tisha & Danelle (Note: was done at the end of the meeting, Luis left for an appointment)**

Meeting Agenda as follows:

1. Review and Discuss 2024 Budget- (Vote On)

*Never received info from Dawn with EPM about price increase for property management Fees- **(Tabled to next meeting-not scheduled yet)**

*Discussed Dean emailed her on Jan. 3,2024, and yet to receive a response to the request.

* Discussed the concern on how expensive that is, for the amount of letters, signs for Board meetings, etc. that is actually used for the year.

* Possibly the HOA Board controlling the management of the HOA such as bank account, letters, fines, etc. Not having a property management (Etheridge Property Management or EPM for short).

*Discussed only using EPM to do the accounting for HOA.

* Getting 3 Quotes for any maintenance work.

*Discussed that the building of Phase 3: there are 2 “unbuildable” lots due turtles nesting/habiting those lots. DR Horton donating and receiving a possible Tax write off??? Dean wants to speak to DR Horton or someone regarding this.

*** As of January 27, 2024, the HOA Board did NOT vote to approve the 2024 Budget.**

2. Review and Discuss Main Entry Gate Repair- (Vote On)



*Gate is currently sagging which can cause it to hit the curb and or the street making it stick and not open – (received information via an email).

*Previous quote as follows: \$1600.00 per side totaling \$3200.00

*5 fence companies have been contacted by Dean for quotes, verbal ones only received at this time.

*Paradise Fencing's verbal quote was a total \$200.00 with a 2-year warranty included.

*Johnson Communications is the original installer, there is no warranty.

*Discussed the gates will open on a power failure/outrage, i.e.: storms.

*Concerns from HOA members that the gate will fail during an emergency.

*Can we get a quote for an upgraded motor so the gate can remain closed Mon-Sun.-(after all construction on phase 3 is completed).

***As of January 27,2024, the HOA Board did NOT vote on this issue. (Tabled for next meeting-not yet scheduled)**

3. Review and Discuss Main Entry Video Camera Repair-(Vote On)

*2 of 3 cameras work-recording works, only hold 5-7 days. 1 camera and ports burnt that require the repair.

*Quote repair received is for \$587.00, this quote is from the original company that installed them.

***As of January 27, 2024, the HOA Board voted yes to the repairs. Those that voted yes: Dean, Tisha, Danelle, and Luis.**

4.Review and Discuss Main Entry Gate Pass Through-

*Debating if we need a pass through, does it benefit having it.

*Concerns that school age children wouldn't be able to get to the bus if there is now not an opening. Others are concerned that we are not a gated community having an opening for people not living in neighborhood to access through the opening. Initially, thought that during a storm causing power outage/failure that we would not be able to access leaving or entering to our homes.

*Going to get quotes from previously contacted fence companies to have a gate door put on.

*Also ask for a quote for a keypad for the door gate, so residence will have access.

***Tabled to next meeting-not yet scheduled.**

5.Review and Discuss Parking in street-

*Currently letters and fines are sent out to those residents parking in streets.

*Do we get posted signs for neighborhood stating Tow Away Zone, hire a Wecker company to tow said vehicles in the street??????

*By laws state only Service vehicle allowed to occupy the street when working at the resident's house.

*Does EPM do rounds around the neighborhood to check for violations (every 2 weeks or once month)???

*Concerns about neighbors still parking in front of driveways making it hard for neighbors across street or next door to access or leave their driveway safely.

*Vehicles parking adjacent to each other making going between them harder.

*Concerns that emergency vehicles are unable to access the streets and or houses in a timely manner for the emergency.

*What is the fine cost? Each time a fine will double, max amount that can be charged is up to \$100.00.

*Comment made, "should we consider Amending that By Law. And getting the community's thoughts."?

* Warning then letter with fine included will be sent to all residents not in compliance with the By Laws of Magnolia Glen.

6. Review and Discuss Trailers including Enclosed trailers NOT behind fence-

*Warning then letter with fine included will be sent to the residents not in compliance with the By Laws of Magnolia Glen.

*Reminder: Boats, trailers, including enclosed trailers, as well as RVs are to be behind the fence.

IV. REPORTS:

*Magnolia Glen 2024 Budget, AR Aging Report, General Ledger, Balance Sheet, Income Statement, and Bank Statement were all printed and accessible to the Board members as well as to HOA members for them to view during discussions.

*Note: a quote for the Camera repair was printed and accessible.

V. OLD BUSINESS:

*Magnolia trees planted in the center flower bed of the entrance, root system will in the future cause concrete and curbs damage. Suggested they be replanted elsewhere within the neighborhood.

*Suggested placement of those trees by Troy Miller (hired Lawn Maintenance currently), to place them still in that area alongside the 2 houses that are not apart of the HOA. (It's been stated we own that easement maybe 15-25 ft., this information at this meeting has not been confirmed to be true.)

*Suggested placement was also the retention pond areas.

*HOA member Donna Criss stated she will investigate this further.

*Magnolia Glen neighborhood community front entrance sign. Suggested getting information and or quotes for wood, metal and brick then presenting this in a future meeting to the whole HOA members, to possibly vote on as a community.

VI. NEW BUSINES:

**Mailboxes: we will have enough, after all the phase 3 houses are built, however, there are some that were not assigned in house number order. Maybe causing some of the incorrect mail delivery. So, a possible correction could be asked to turn in current keys and be reassigned a new mailbox with new keys to be issued.

***Magnolia Glen neighborhood community front entrance sign. Suggested getting information and or quotes for wood, metal and brick then presenting this in a future meeting to the whole HOA members, to possibly vote on as a community. (this is also in the above section as Old Business, as we felt we have touched on this before.**)

VII. OPEN COMMENTS ATTENDEES:



*Decorating the front gate for the different holidays.

*Lights needed for the mailboxes. Too dark in the evenings.

*The big dogs continuously pooping in residents' yard and not being properly cleaned up, leaving the mess for the homeowner. Suggestions: warning then letter with fine included to those pet owners not complying with the By Laws of Magnolia Glen.

*Fence height: brought up briefly that Santa Rosa now has stated in accordance with their guidelines, allow a privacy fence height of up to 8ft. on the sides as well as the back.

VIII. TABLED:

*2024 Budget

*Gate repair & motor upgrade

*Parking in street

IX. ADJOURNMENT:

*1:50pm by President Dean Dukes

X. Minutes submitted by: Tisha L. Crouse 1/28/24.

Approved by:

