

## 2021 VILLAGE AT MAGNOLIA HOA MEETING

Location: Bobby Miller Center  
300 Bobby Miller Parkway  
Tuscaloosa, AL 35405  
Date: March 13, 2021  
Time: 10 AM  
Facilitator: V.A.M. HOA Board

### 1. CALL TO ORDER

HOA President Todd Whinery called the meeting to order at 10:05 AM.

### 2. ROLL CALL

Board members present:

Todd Whinery, President

Alan Rosenberg, Vice President

Steve Phelps, Director

Vanessa Flanigan, Director

Others present:

Lisha Fisher-Fisher Management, Leah (Vincent) Prince, Phyllis Williams, Nelda Ronson, Shameka Hurst, Mary-Chamber Huff, Claire Williams, Dena Pearson, Richard Tinker, Lisa Spencer, Ronnie Madison, Latonia Loyd, Gabriel Miranda, Sylvia Davis, R Willis, Kerry Ingle, Catherine Walker, Eduardo & Jacqueline Sledge

### 3. JEFF RILEY UPDATE

The Village at Magnolia was still receiving payments from Jeff Riley after he had stolen \$13,446 from our association prior to 2014. Once the board was made aware of the situation, we terminated our business with Mr. Riley and prosecuted him for theft of our association money. After an agreement with the county, Mr. Riley would re-pay what he took from our account in the amount of \$13,446. Since 2014, Mr. Riley had made payments totaling \$10,760.20. We were made known that Mr. Riley recently passed away, and there was still a balance of \$2685.80 still owed to the neighborhood.

Lisha with Fisher management explained that she talked with district attorney and it looks like we are probably out of luck on getting any more money. Judgments are only filed in civil actions, so I was incorrect in my thinking that his estate would have to pay us. There were four entities that he was paying, so that is why we were getting random amounts. The only recourse we have is to sue his estate IF the estate is probated. He probably already had everything out of his name so that it wouldn't have to be probated for this reason. Even if we could go this route, she said we would probably spend more money in attorney fees than what he owed.

#### 4. FINANCIAL REPORT

Again, all income and spending can be seen on our web site at [villageatmagnolia.com](http://villageatmagnolia.com). Here's what our budget has looked like at the beginning of each year since 2014:

- A. 2014 - \$78,424.98
- B. 2015 - \$92,127.39
- C. 2016 - \$98,015.47
- D. 2017 - \$84,885.17
- E. 2018 - \$73,471.11
- F. 2019 - \$44,385.30
- G. 2020 - \$62,115.65
- H. 2021 - \$64,260.44

Our largest expenditures came in 2017 and 2018 when we had retention pond fenced in and also had the pool make-over.

2017 (\$15,972)

- 1. New fence around retention pond - \$11,165
- 2. Stripes for pool parking lot - \$2075
- 3. Gate installation for pool parking lot - \$2732

2018 (\$30,914)

- 1. Pool make over - \$26,250
- 2. Jason's drain - \$850
- 3. Pool vacuum - \$3814

#### 5. INTRODUCTION TO FISHER MANAGEMENT

The HOA board decided to move away from Pritchett Moore and move to Fisher Management in March of 2020. Lisha Fisher with Fisher Management is a former resident at the Village at Magnolia. She was one of the original residents on Stardust back in 2001 and lived in the neighborhood for over 18 years. Lisha has a vast knowledge of how everything works at the courthouse and is able to file liens and small claims court on residents who are past on dues or continue to have violations of our covenants. In 2019, we had 51 homes that were four or more years late on their HOA dues, Lisha has gotten that number down to just three homes that are four or more years late on their HOA dues. Lisha has either filed judgements against those homeowners, worked out a payment plan, or even had some homeowners paid their balance in full.

Here's what we can expect from Fisher management:

- A. Collection of current and past HOA dues
- B. File judgements and liens on homes that are late with cost of court filings going toward the homeowner themselves
- C. Send letters to residents who are violating the neighborhood HOA covenants

## **6. REVIEW OF CONCERNS IN NEIGHBORHOOD**

- A. Website: villageatmagnolia.com
- B. Pool pass procedures
- C. Speed limit in neighborhood – watch for speed limit, no go carts, golf carts, 4-wheeler's, etc...
- D. Basketball goals – please put basketball goals up on side of the house when not in use...And NO putting of basketball goals in the streets
- E. Parking – absolutely no cars are to be parked on the streets or on the yards
- F. No utility trailers, boats or boat trailers, rv's, 18-wheeler's are not allowed in the driveways...They must be kept in the garage
- G. Who to call for trash pick-up...Alan is going to add phone numbers of who to call for trash, furniture, and debris pick-up on web site...Also phone numbers for animal control and sheriff's office will be added to web site as well.
- H. Todd is going to get quotes for new neighborhood sign entrance...We currently already have the sign made, we just need quotes for the foundation and brick of the sign itself...Sign will be put at the entrance of our neighborhood leaving Evergreen street approaching the intersection of Stardust and Starlight Drive.

## **7. UPCOMING DATES**

- A. Pool opening – 4/3/2021
- B. Neighborhood yard sale – 5/7-5/8/2021
- C. Family Fun Day – Postponed for 2021

## **8. Questions/Concerns**

- A. Speeding
- B. 4-wheelers
- C. Cars with loud mufflers
- D. Loud neighbors
- E. Can we add any amenities like picnic tables to open lot
- F. Addition of speed bumps
- G. Dog barking

## **9. ADDITION OF BOARD MEMBERS**

The current HOA board opened the floor to anyone wanting to join the HOA board. Three homeowners volunteered to be added to the HOA board: Catherine Walker, Leah Johnson-Prince, and Kerri Ingle.

The board meeting adjourned at 11:35 AM.

These minutes were approved by the Village at Magnolia HOA Board and its Directors.

President – Todd Whinery

Vice President – Alan Rosenberg

Secretary – Catherine Walker

Director – Steve Phelps

Director – Vanessa Flanigan

Director – Leah Johnson-Prince

Director – Kerrie Ingle

Date: March 13, 2021