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## MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

**AUGUST 24th, 2020**

**Ryan Libke – President**

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**Jim Oates – Vice-President**

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**Bill Howlett – Secretary**

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**Katy Kleymeyer – Treasurer**

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**Brad Allen – Board Member**

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### **CALL TO ORDER**

The Board meeting was held at the Nelson Bottom Shelter at the front entrance of the neighborhood and was called to order at 6:36pm.

### **CALLING OF THE ROLL**

All Board Members were in attendance.

Also observing were Debra Oates, Christine Duke, Linda Wade, Chris Kleymeyer as well as Kevin and Pam Flanagan.

### **PROOF OF NOTICE OF MEETING**

The meeting notice was sent out via email on August 19th, 2020 and is on file with the Secretary.

### **READING AND APPROVAL OF MINUTES**

Copies of the Minutes of the June 24<sup>th</sup>, 2020 meeting were passed out to the Board members for their review. There were no questions. Dwight moved to approve the minutes. Katy seconded. All approved.

### **APPROVAL OF THE FINANCIAL STATEMENT**

Copies of the Monthly Financial Report were handed out to the Board Members. Katy noted the new current balance of funds as of August 24th, 2020 is \$17,623.70. Katy reported seven Homeowners had not paid their dues by the end of July and were sent letters. Four of these then paid and the remaining three were sent certified letters. These three then paid their dues plus the cost of sending the certified letter. Currently all Homeowners have paid their dues. Katy also informed the Board that the Article of Incorporation had been filed with the County and were now in effect. Since there was no further discussion, Bill moved to approve the financial statement. Brad seconded the motion. All approved.

### **REPORTS OF OFFICERS AND COMMITTEES**

#### **Secretary**

Bill noted that the parking on the sidewalk at 147 had ceased as of August 16<sup>th</sup> and the POD at 115 had been removed. The only outstanding issue is the Air B&B operation being conducted by the Laws at 146.

Bill noted the only Restriction Review outstanding was the Duke's Deck Expansion, Covering and Screening along with the addition to their home at 159 Blossom Circle. After discussion it was mutually agree by the Board and Christine Duke that the projects would be approved with one stipulation. The wall containing the garage would also be brick matching the house.

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### **Welcome Committee**

There were no new arrivals to the community but it was mentioned that the Law's request to put on movie nights at the Nelson Bottom Shelter had been approved.

### **Front Entrance Committee**

Ryan reported that everything connected with maintaining the front entrance was operating smoothly.

### **Yard Sale**

Since the Covid-19 restrictions were still in effect there was some concern about our ability to sponsor a yard sale even if people kept the Social Distancing rules. Jim moved we delay holding a community wide yard sale until 2021. Dwight seconded the motion. All approved.

### **ELECTION OF OFFICERS**

Ryan was nominated by Bill for President. Jim seconded. No further nominations were made. All approved.

Jim was nominated by Dwight for Vice President. Katy seconded. No further nominations were made. All approved.

Bill was nominated by Brad for Secretary. Ryan seconded. No further nominations were made. All approved.

Katy was nominated by Jim for Treasurer. Dwight seconded. No further nominations were made. All approved.

### **OLD BUSINESS**

**Sheds** – Dwight moved the document put forth from the Shed Committee be put to a vote of the membership. Katy seconded. Bill requested some discussion on the topic and pointed out there were some technical issues with the document that needed to be addressed before a vote should be taken and that there was no Plat info in the document and it had not undergone a legal review. Ryan brought up there might be other things to change in the document like adding fines. Dwight then rescinded his motion until such issues could be resolved.

Jim then presented the Board a legal opinion from Anthony A Watts, Attorney at Law that basically said our two thirds majority to change the restrictions that we put in the Article of Incorporation was not legal. He said that unless the restrictions had an expiration date they could never be changed. Since this position is not in unison with the opinion we received from Mr. Graney, Katy moved we have Mr. Graney review the opinion and let us know how to proceed. Bill seconded. Five voted in favor – one abstained.

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Jim still wanted a vote on sheds since the Board was given a mandate to deal with the shed issue at the Annual Meeting. After a short discussion, Jim moved the document put forth by the Shed Committee be sent to a vote of the Membership. Brad seconded. The vote was two in favor and four against. The motion failed. This action accomplishes the mandate given at the Annual Meeting.

**Air B&B-** Bill noted the Laws had chosen to continue their Air B&B Operation even after receiving the Boards letter of 10 November advising them the operation was in violation of Association Restrictions. After a short discussion of how to attack the issue, Bill moved the Law response be sent to Mr. Graney for his legal opinion and a recommendation of how to proceed. Brad seconded. All approved.

### NEW BUSINESS

**Mail Boxes-** Jim brought up that the mail box pole at 119 had been broken and that US Post no longer replaces them. The Homeowner at 119 is a Vietnam Veteran and has some physical issues that prevents him from dealing with the problem. There was some discussion as to what is now available to replace the broken pole and that a stronger metal pole be authorized as an approved pole in the future since it would be too expensive to have the HOA foot the bill to replace all the poles at once. It was brought up that perhaps volunteers could do the work at 119 with donations. Jim said he could fabricate a pole but needed help with installation. It was accepted that volunteers and donations was the way to go.

**Violation Flyers-** Brad offered it would be a good idea to have a formal flyer available to put on cars parking illegally in the street overnight. Christine wanted a flyer to inform Homeowners when Shrubs or Trees were becoming a nuisance or annoyance. Christine also wanted something to notify Homeowners about visible trash receptacles. Bill was given the task of creating such flyers. Bill requested he be kept informed of all flyer activity.

**Miscellaneous-** Katy brought up it might be a good idea for a Yard of the Month Program and Christine wanted to recognize military Veterans with some sort of lawn symbol. No decisions were made.

### Adjournment of Meeting

Bill moved to adjourn the meeting. Katy seconded. All approved and the meeting was adjourned at 8:09 pm.