
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

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JUNE 24th, 2020

CALL TO ORDER

The Board meeting was conducted via Zoom Conferencing. Ryan sent out a link for members to use with the Board Meeting Announcement. A quorum was reached and the meeting was called to order at 7:00pm.

CALLING OF THE ROLL

Brad Allen was not in attendance and Asher Myatt was connected via audio only for the first half of the meeting. The Executive Board was connected for the entire meeting.

Also observing on line via audio or audio and video were;
Sean Reader, Kendall Law, Thomas Hernden & Josiah Day.

PROOF OF NOTICE OF MEETING

The meeting notice was sent out via email on June 19th, 2020.

READING AND APPROVAL OF MINUTES

Ryan pointed out that a copy of the minutes was sent out to each board member prior to the meeting for their review. There were no questions. Katy made a motion to approve the minutes. Asher seconded. All approved.

APPROVAL OF THE FINANCIAL STATEMENT

Katy noted the monthly Financial Reports were disseminated prior to the meeting and the new current balance of funds as of June 24th, 2020 is \$14,914.54. Since there was no further discussion, Bill made a motion to approve the financial statement. Dwight seconded the motion. All approved.

REPORTS OF OFFICERS AND COMMITTEES

Treasurer Report

Katy reported that she had already collected dues from 51 homeowners leaving 32 yet to be paid. Katy mentioned the sign was out front about the dues and the payment of Dues requirement was also posted on the web site. Katy also mentioned collection of dues is ahead of past year collections.

Welcome Committee

It was noted that Christine Duke had completed her canvas of the community for information for the Phone Book. Thanks to Christine.

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There was discussion about the security of the phone book being disseminated via email. It was agreed there was no way to prevent use of the data in the phone book once it was disseminated either by hard copy or email. Also, there would be a financial cost to reproduce the phone book for dissemination by hard copy.

It was agreed there was money in the General Supply Fund for copies and that the phone book be disseminated via hard copy only. Bill, as the Secretary will accomplish this task.

Front Entrance Committee

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

Yard Sale

Asher reported that as far as he knew, Yard Sales were still prohibited by the state. It was agreed that a yard sale would be attempted in the fall, pending the status of the COVID-19 restrictions.

OLD BUSINESS**Articles of Incorporation Amendment**

Bill reported that a Memo For Record dated May 6th, 2020 and signed by the Executive Board had extended the voting period for the AOI Amendment Vote established at the last Board Meeting as May 15th through June 1st. The new voting period would be May 15th through June 5th. June 5th would also be the last day the votes could be counted.

Membership ballots were placed in everyone's newspaper box along with the "marked up" version of the AOI Amendments on May 15th. On June 5th Bill Howlett and Katy Kleymeyer counted the votes. 112 votes were received but three of them were marked deceased. This made the total eligible voters 148. 103 votes were received in favor of the resolution and 6 were received against. 2/3rds of the eligible voters is required for the resolution to pass. 2/3rd of 148 is 99. Since there were 103 votes in favor the resolution passed.

The "marked up" version of the Articles of Incorporation as Amended was notarized on June 15th and Katy submitted them to the State along with the required \$8 fee. Our recorded copy is pending.

NEW BUSINESS**Annual Meeting**

Ryan reported the Stratton Center would be closed for the remainder of the year. Discussion confirmed it would be next to impossible

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to have a Zoom Annual Meeting for a myriad of reasons. Other venues were briefly discussed but these may have to be rented plus social distancing had to be enforced. Other venues include: Waldrige Center, Churches, Red Orchard Park Barn. If no suitable and affordable venue is available the meeting will have to be postponed.

Next Year's Budget

Katy had sent the Board Members a copy of next year's Budget that had been amended with officer input. There were no objections to the document now as written. Dwight moved we accept the Budget. Ryan seconded the motion. All approved. The new Budget for next year will be posted to the web page to be viewed by members prior to the Annual Meeting at time which it will be voted on by the membership.

Declaration of Restrictions

As soon as the Amended AOIs are recorded the restrictions can be amended. Changes will require a 2/3rds majority vote of the eligible membership. While each change must be voted upon, ballots could contain more than one item to vote upon.

Bill suggested the first thing to be done is the consolidation of restrictions. Since we are now one entity there should be only one set of restrictions. Bill also recommended a consideration period before any vote so the community could become more familiar with the issue.

There was discussion about what to do next with sheds. Ryan said the board needed something on paper to consider before any resolution for a membership vote could take place. Ryan stated he was concerned about maintenance of sheds and Bill was concerned about the slippery slope precedent set by approving one type of outbuilding. Katy said she had retyped the restrictions into a Word Document that made administrative corrections that would create one set of restrictions that could be used as a basis for easily recommending changes. It was agreed that the board needed to consider things to change in the restrictions and bring them before the board as formal business.

Miscellaneous

Katy said she has seen three properties that have not requested approval from the board for swings/playsets/backboards already in their back yards. Bill said he would send out "Friendly Reminders" and Katy said she would send Bill the addresses.

Adjournment of Meeting

As there was no formal business Bill moved to adjourn the meeting. Katy seconded. All approved and the meeting was adjourned at 8:21pm.