
MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOC., INC

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APRIL 21st, 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. There were some minor issues getting all the board members connected but a quorum was reached and the meeting was called to order at 7:15p.

CALLING OF THE ROLL

All board members were in attendance for all major votes. Also connected via the Zoom Application were the following:

Timm Mock, Travis Day, Sarah Gregory, Jennifer Gerber
Sean Reeder, Christine Duke

PROOF OF NOTICE OF MEETING

The meeting notice was sent out via email on April 16th, 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. Brad 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 April 13, 2020 is \$11,455.26. It was mentioned that new arrivals this past year would have to pay their dues for the first time in July and that they need to be notified of the Annual Meeting scheduled for Thursday, July 16th. Since there was no further discussion, Brad made a motion to approve the financial statement. Ryan seconded the motion. All approved.

REPORTS OF OFFICERS AND COMMITTEES**Secretary's Report**

Bill reported there are numerous requests for changes to properties but he did not have the specifics for the meeting. Processing is going smoothly. Specifics will be provided at the next meeting.

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Yard Sale

Questions arose about whether there would be the usual yard sale in June. Asher headed the yard sale last year and commented that we would just have to put the yard sale on hold until conditions with the COVID-19 Virus changed. All agreed.

Front Entrance Committee

Ryan reported the front box had been replaced, regular grass cutting and maintenance was being done and it would be time for adding mulch and trimming in May. Katy was going to call to get the water turned on.

Timm Mock suggested an email be put out to the community to solicit help. Ryan thought that could be done.

Shed Committee

Dwight reported that the shed committee work was basically on hold until the Articles of Incorporation were Amended and the Restriction against sheds could be changed.

OLD BUSINESS

Articles of Incorporation Amendment

Ryan reminded the Directors that Mr. Graney had reviewed our initial proposed rewrite and had sent us back a detailed proposal of what should be eliminated from the Articles and what should be added. Every Director indicated they had seen and reviewed the document and that no further discussion was necessary.

Dwight wanted to know how the proposed changes would be presented to the membership. Ryan explained that a ballot containing the Boards proposed resolution would have to be sent to the membership and if two thirds of the eligible members voted in favor of the resolution it would pass. Ryan also noted that the same voting requirement to change the Articles would be used to change the Restrictions. There was no further discussion.

Dwight then made a motion that the Board Resolution be put to a vote of the general population. Bill objected that the term “general population” was too vague for our resolution. Dwight agreed to change his motion to use the word membership instead of general population. Dwight’s motion now is that the Board’s Resolution be put to a vote of the membership. Katy seconded the motion. All Directors approved.

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It was agreed as Secretary, Bill would draft a ballot and get it to the Directors for review. It was also agreed that ballots would go out May 15th and the last day of voting would be June 1st. Ballots would be returned to Bill as Secretary and he would supervise tabulation of the votes. It was also noted that because of the language of the State Regulations, if a ballot was not returned by the deadline, it would be considered a no vote. Again, to pass, the Resolution must have two thirds of the members vote in favor of the resolution.

NEW BUSINESS

Since there was no formal new business to discuss by the Directors Ryan felt it would be a good time to open the meeting to comment by other members.

Travis requested a copy of the latest MPSHOA Phone Book. Bill agreed to get Travis and Ryan the most up to date copy.

Travis also wanted to know if there were any community events so he could get to know his neighbors. Bill pointed out that events in the past had very poor turnout. There was talk about forming a Social Committee and perhaps Travis would like to be a member.

It was pointed out that the Welcome Committee had fizzled out. Katy mentioned there was \$100 in the Budget for Welcoming Committee activities. These newcomers need Welcome packets. The Day's, the Porters and the Hampton's. Christine Duke offered her services to work on the committee. Thanks Christine!

Mail Boxes were brought up again as needing attention. Crafty Katy says paint the numbers silver, they show up better that way. Posts must be black. Ryan can give anyone who wants the info on how to purchase a new post that meets subdivision guidelines. Each property is responsible for their own post and could paint it themselves.

Tim Mock brought up the fact that sump pump pipe is leaking water onto the sidewalk near 104. We can declare it a Safety Hazard Nuisance but we have no enforcement power to get them to correct the problem. Perhaps this can be addressed in an amendment to the restrictions.

Garbage cans visible from the street remains a problem. Again, no real way to enforce any corrective measures.

It was suggested that even if the board meets in person, some Zoom type of access be made available to the membership. Sounded good to all.

Katy moved to adjourn. Brad seconded. Meeting adjourned at 8:25pm.