

Magnolia Falls Email to Owners Following October 20th Meetings

My email is intended to be a summary of the Magnolia Falls Board meetings held on October 20th.

The Budget Approval meeting was called to order first. The Board approved the 2019 Budget. This meeting adjourned and the Board's regular meeting was brought to order.

Travis Brant, Josh Meredith and Roger Edward, from First Service Residential attended along with our new property manager Valerie Gutteridge. Travis greeted the owners with opening remarks thanking Magnolia Falls for selecting FirstService.

Items on the agenda for discussion included:

- Presentation by Dave Stallings owner of Miller Well regarding our irrigation well. I invited Dave to our meeting after discussions with him about the feasibility of burying the unsightly pipe that extends into the retention pond and the odor that sometimes occurs as the water level drops in the retention pond. Dave explained that we could indeed bury the pipe and extend it a better angle into the pond which would ultimately be a good idea. The odor from the pipe that is pumping water into the pond from our well could be remediated by extending that pipe further out into the pond. He also discussed the leak that has developed from the original installation and they were in the process of repairing it. He will provide the board with pricing for the project.

During the discussion among owners, Frank Remy informed the owners that the smell emanating from the pond is likely to have a chemical makeup which is toxic in which case the problem should be addressed immediately for liability reasons.

- Bulletin Board replacements. Valerie will manage replacement of our bulletin boards which were damaged from the hurricane.

- Dumpster problems. We continue to have problems with the dumpsters on Hidden Lake Dr. The board discussed enlarging these two dumpster pads and adding additional dumpsters. We also need a solution for the side door dumpsters as raccoons are able to open these doors and pull out garbage bags and create a mess in and around the dumpsters. Valerie and I met with a contractor this past week to look at solutions, and we will be receiving a quote for the expansion and placement of additional concrete pads.
- Water shut off valves. Valerie noted that her inspection of the water shut off valves indicates many are in need of replacement. They are rusted and may easily break off. This is an important maintenance issue, and she will move ahead with replacements where needed.
- New building signs. Gene Van Nevel updated members on the new signs. He has the new signs and will be installing them along with painting all the sign posts.
- New court yard and garage lights. Richard Carter reported that we will continue to pursue this project. However, we will not make any changes until the roofing project is completed.
- Roof leaks. Valerie reported that two owners are now reporting leaks in their ceilings. She is following up on these leaks. Unfortunately, one owner has not been in his condo since January. Not surprisingly, mold has developed. Valerie is in communication with the owner to determine if he had a condo watch person checking on his unit.
- Vent Cleaning. This item was not on the agenda however I wanted to let owners know that we will be contracting to have all outside vents cleaned in December. If you would like your INSIDE vent cleaned at the same time you would be responsible for the \$25 fee, and it will need to be done when they are doing the outside vent work. Valerie will be following up with information on how owners can sign up for this work. No doubt you will be receiving an email from FirstService with details.
- The first notice for our annual meeting has been sent by FirstService. PLEASE respond with your proxy to FirstService if you will not be here for the meeting in January. It seems every year board members are left to scurry around and knock on doors and make phone calls to remind owners of this responsibility. We must

have a majority of proxies or owners in attendance to conduct the annual meeting!

Please contact FirstService at their 24 hour Customer Care Hotline: 855-333-5149.

Check our website at: <https://magnoliafalls.connectresident.com>.

Contact me if you have questions about policy or procedure at my email address: carolconnolly48@gmail.com.