

**Magnolia Bayou Homeowners' Association**  
**General Meeting Minutes (Pending Approval)**

**May 6, 2017**

The semi-annual meeting of the Magnolia Bayou Homeowners' Association was held at the Magnolia Park Elementary School, 3500 Government St, Ocean Springs. There were 18 in attendance with 15 lots represented and 24 proxies turned in. Keri Friedley, MBHOA Secretary, confirmed that there was a quorum present. Patricia Wells, MBHOA President, opened the meeting at 11:15 a.m.

**Secretary's Report:** The December 11, 2016 MBHOA General Meeting Minutes were unanimously approved. Keri Friedley said that she would email another copy of the December 11, 2016 Minutes to those in attendance.

**Treasurer's Report:** Chris Friedley reported that the MBHOA bank balance is \$23,576.54 and the balance was unanimously approved. He also reported that MBHOA pays a \$140 monthly fee to our CPA firm. Chris was asked about unpaid MBHOA dues. He said that he will furnish a list of homeowners with unpaid dues to the MBHOA Board.

**Committee Reports**

**Landscaping:** Patricia Wells reported on behalf of Kay Bates, on the Landscaping Committee, who could not attend the meeting. Patricia has called for pricing on the following landscaping items; repair of the irrigation sprinkler systems and replacement of the Juniper and the lava rock at the entrances. She also reported that the flowers at the entrances are changed twice per year.

**Welcome:** Lana Cox presented a Welcome Letter to be included in a packet of information from the Ocean Springs Chamber of Commerce which would be given to new Magnolia Bayou residents. The letter included MBHOA websites, board members' contact information and a form requesting the homeowner's contact information. The letter will also be sent to all MBHOA residents to gather contact information with a request to return it in an enclosed, stamped envelope or to leave in a drop box in front of Lana Cox's house. There were no objections to the letter. Karen Chewing volunteered to help Lana with the Welcome Committee.

**New Business**

**MBHOA Dues:** After a discussion at the MBHOA Board Members Meeting, Patricia Wells proposed on behalf of the Board, an increase in the MBHOA dues. After a discussion of whether to increase the dues and the new dues amount, a decision was made to increase the dues to \$125 per year. Kimberly Davis made a motion to approve the dues increase to \$125, the motion was seconded by Karen Chewing and the motion was approved by 16 votes. Both Bill Schaum and Donna Lady were opposed to the increase in dues. A notice will go out to all homeowners stating that the dues increase will go towards capital improvements, landscaping and the hiring of an attorney for enforcement of the Covenants.

Signage for Entrances: The MBHOA Board discussed new signage and replacement or repairs to fences at both entrances. All homeowners present at the meeting voted to purchase the new signage stating that Magnolia Bayou is a Covenant Community.

Maintenance of Entrances: The MBHOA Board discussed replacement or repairs to fences at both entrances. Patricia Wells presented two estimates to replace the fence at the north entrance of the subdivision. One estimate was \$5,731.25 and one was \$6,281.97. Neither estimate included the painting costs. The Covenants state that the homeowners with the fence on their property are responsible for the maintenance of the fence. Homeowners present decided that the MBHOA would be responsible for the repair or replacement of the fences with the homeowners' permission. A letter will be sent to the homeowners with the fences on their property. Cindy Field & Chris Norton have one of the north entrance fences on their property. They were present at the meeting and both gave permission for the MBHOA to replace the fence.

Correspondence: Patricia Wells presented a brochure to be hung on all MB residents' doors. The brochure would list several of MBHOA's most important Covenants, MBHOA websites & board members' contact information. There will be a blank space on the brochure to notify residents of upcoming MBHOA meetings and events. The brochure was approved.

Patricia Wells presented examples of MBHOA letterhead and envelopes to use for all correspondence from the MBHOA. The MBHOA Board decided to use letterhead in hopes that residents would be more likely to open their mail from the MBHOA. The current letterhead has the CPA firm's information on it. There were no objections to the letterhead.

#### **Open Forum for Questions & Suggestions**

Donna Lady requested an increase in police presence in the neighborhood and concern about the homeless people living nearby. Patricia will contact the Ocean Springs Police Department to request more patrols in the neighborhood.

Patricia Wells said she would like to purchase additional signs to leash and pick up after pets. There were no objections.

Ed Kreckler asked about the repair of the concrete near the storm drain at the north entrance of the neighborhood. Patricia will contact the City of Ocean Springs regarding the repair.

#### **Upcoming Events & Meetings**

Keri Friedley discussed possible dates for the next Garage Sale. It was decided that Keri would discuss & set the date by email with the MBHOA Board Members.

The fall MBHOA General Meeting, which was set in December 2016's General Meeting, was rescheduled because it would occur during Cruisin' the Coast. The new date for the fall MBHOA General Meeting is Saturday, October 15, 2017 at 11:00 a.m. The location has not been confirmed.

Judy Krecker made a motion to adjourn the meeting, with a second from Ed Krecker. The motion was approved and Patricia Wells adjourned the meeting at 12:30 p.m.

Minutes submitted by

Keri Friedley, Secretary