



Magnolia Golf Villas Board Meeting
November 18, 2022 at 10 a.m.

Via Zoom
Minutes

In Attendance:

Board: Raymond Hornick & Tom Wirth,

Members: Judy Bollinger, Carolyn Riffle, Carol Burt, Julie Morris, Deb Downing, Chris Hadden, Kay Thorson, Deb Davies, Betty Runkle, Cheryl Hemmerle, JC Shoop, Brandon Gibbs & Craig Nelson

CAM: Linda Boring & Amanda Carnahan

- Call to order: Raymond called to order @ 10:02am
- Storm Team Construction Update: Brandon Gibbs advised a building consultant to evaluate the extent of the damage incurred, as well as a third estimate on the repair costs. Unfortunately, start dates cannot be solidified until the insurance approves the release of funds.
 - J.C. Shoop: (Heacock insurance agent who set up the association's policy) He has submitted a claim to Tower Hill for the damage from the hailstorm this April to the roof. Tower Hill has accepted the damages & approved coverage. Tower Hill has advised they will not be renewing policy as of 11/28/2022. A 3-month extension policy has been made available at a 200% increase. The annual premium has been calculated at 250% increase with no roof coverage. He is currently in negotiations with them. These rates include replacement costs for all buildings in their entirety. The by-laws state that the HOA is only responsible for the exterior of the buildings & common areas. The previous policy



decreased the replacement costs & he hopes to get it adjusted again.

- - Increase due to inflation: Ray briefly spoke on the inflation affecting all costs. He stated that once the insurance premiums are known the dues may require an increase just to cover the rising costs seen today. He is thinking around an 8 ½ % bump will be necessary but likely will not be enough.
- Financials: The board will need to approve a budget for 2023 in December. This will provide the members with a breakdown of what the dues are used on & why additional monies are needed.
- Board Member Addition: Tom & Ray are the developers & currently the only board members. One more board member is needed. Ray asked for volunteers. Initially, no one offered to step in. Cheryl Hemmerle asked for additional information regarding the responsibilities of a board member. Ray will speak to her and Marcia to explain further.
- Whole home generator for 3090 Kapalua: Ray has looked into the requirements for the units. There isn't enough room for large propane tanks. He has an alternative option. You can purchase a generator & have an electrician install a plug so that you can use everything with 110 electricity. All 220 services would not be available until power is restored. Cheryl asked if the generator has to be put in the driveway. Ray advised the unit needs to be outside. The fumes created by the unit can be deadly and should not be put in an enclosed area.
- Irrigation: All about lawns installed the system. However, Lagrow is currently servicing & installing irrigation. They identify issues in the system and are remedying those first. If anyone has any issues with their system, make sure the board is aware. Mr. Hadden advised his irrigation has not had sufficient pressure



since the hurricane. Ray wrote down his information & issue to have Lagrow fix. Additional unit issues were also noted.

- Adjourn: Ray adjourned the meeting at 11:19am.