

2017 Magness Creek Property Owners Association Annual Meeting and Board Elections



January 26th, 2017, 7 PM, Magness Creek Elementary School



- **Member Sign-in**
- **Call to Order**
- **Opening Remarks**
- **Board Report to MCPOA Members**
- **Officer and Board Member Elections**
- **Images**
- **Q&A**
- **Closing Remarks – MCPOA President**
- **Closing –MCPOA President**

MCPOA Board Report for 2016

Completed Projects

- **Annual dues collection and lot validation**
- **7 property liens assessed due to non-payment of annual dues**
- **Annual Easter Egg Hunt – Planning, set up, conducting, clean up**
- **Annual Garage Sale – Advertising**
- **Improvements to email and website processes**
- **Installation of new playground**
- **Construction of 3 new fishing docks**

MCPOA Board Report for 2016

Completed Projects

- Numerous “Lost Pet” posts to Facebook and improved Facebook management
- Lakeside / Parks / Safe Route to School clean up
- Clearing of NMC entrance lot
- Multiple inquiries from title companies and residents

MCPOA Board Report for 2016

Ongoing Efforts

- **Board duties**
 - **Financial – bills, dues, liens, insurance, taxes**
 - **Tracking home sales and property ownership**
 - **Grounds contracts – mowing, landscaping, ditches, lot clearing, tree cutting**
 - **In-house grounds maintenance – trash pick up, damage repair, sprinkler system**
 - **Project planning**
 - **Regular meetings**
- **Handrail on concrete fishing docs**
- **Playground at Sunrise Bridge**
 - **12 yrs and younger. Accompany them as you would at the school playground.**
- **Eventual lake dredging (2014 lake survey said we were in good shape)**
- **Erosion areas**

NMC Lakeland Drive Extension Update

- **Phase 1 – 33 “Garden Homes”**
 - **Planned Unit Development (PUD)**
 - **Gated community and separate POA**
- **Phase 2 – Approx 140 NMC-style homes**
 - **Land has been cleared, but construction has not yet begun. Landowner is in discussion with builders.**

MCPOA Board Report for 2016

Common Code Violations and Reminders

- Bill of Assurance applies to ALL residents to include non-dues paying members
- Parking in the street
 - City of Cabot recently passed a code making parking in bike lanes a ticketable offense.
- Trailers, boats, campers improperly parked/stored
 - Not to protrude past the front of the house (we understand cleaning, short term visitors)
 - May be stored in garage if they fit or in back yards, park on concrete pads
- Loose pets
- Speeding / Running stop signs

RECOGNITION AND THANKS

- Dennis Reeder
 - Instrumental in the Docks project being completed.
- Viola Fults
 - Many years of service to the MCPOA as Treasurer.
 - Selflessly gave countless hours to make sure we had the funds we needed to complete every project.



Officer and Board Member Elections

Proposed



Completed





SUNRISE BRIDGE









Q & A



- Closing
- Meeting Adjourned