

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
April 8, 2010**

**1) Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Homeowners' Association was called to order by President Eric Wilder on Thursday, April 8, 2010. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

**2) Quorum Status**

A quorum was present with all directors in attendance: Eric Wilder, Becky Davis, Dick Toskes, Bernard Cordeau and Morris Leake.

Also present were Dave Hering, the association's Managing Agent and resident Mr. Bender.

**3) Approval of Agenda**

The Agenda was approved as submitted.

**4) Disposition of Minutes**

Motion was made by President Eric Wilder, seconded by Bernard Cordeau that the reading of the minutes of February 11, 2010 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

**5) Reports.**

**President** – President Eric Wilder welcomed new director Morris Leake to the Board and that he would add additional comments throughout the meeting.

**Treasurer:** Dick Toskes reported that the financial condition of the association continues to be excellent and that the association ended its fiscal year substantially under budget. Our delinquency accounts (dues in arrears) decreased from last month and the arrears are in line with previous years. For the month of March, major expenditures included payments for Management services (\$3100), Lawn Service (\$3200), Insurance (\$1732) and Web Site Development (1193).

Dick further indicated that he will be purchasing a new CD from Union First Market with the funds from a maturing CD from BB&T since Union First Market is offering higher rates. Subsequent to the meeting, a new CD was purchased from Union First Market in the amount of \$59, 499 for a 15 month period of time.

**Managing Agent:** Dave Hering indicated that Tilley's sprayed all of the common grounds for weeds and have tested the irrigation system. The irrigation system has been turned on due to the application of spring fertilizers and other actions by Tilley's.

**Pool Committee:** Our new pool management company will be attending the next board meeting to go operations for the upcoming year. Repairs have been made to the pump motor during the past month.

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**Pool Registration**: Last week residents should have received a letter in the mail concerning our 2010 Pool Registration process; our pool will open on May 29, 2010. Residents should either mail back their pool registration Form or go on line at [www.magnoliaridge.org](http://www.magnoliaridge.org) to register in order to obtain their pool passes.  
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**PLEASE BE AWARE THAT POOL PASSES WILL NOT BE ISSUED IF A RESIDENT IS BEHIND IN THEIR ASSOCIATION DUES.**

**Social Committee:** An Easter Egg Hunt was held at the Pavilion area which was attended by many community residents. The Social Committee will be planning a yard sale in early May and free hot dogs to be served on our pool opening day.

**Communications:** During the month, the board received an updated manual for the maintenance of our community web site; changes were made to the web site in accordance with previous discussion with Denton.

**Welcome Committee:** No report this month.

**Neighborhood Watch Committee:** No report this month.

6) **Member Voices:** None

7) **Grounds Committee:** The board discussed making some minor improvements to the playground area near Holliman (walking area plus re-mulching of the key areas). Dave Hering will set up a meeting with Tilley's to review their recommendations.

8) **Unfinished Business:** Web Site – see above comments

9) **New Business:**

**Election of Officers:** The following officers were elected: Eric Wilder President, Becky Davis Vice President, Dick Toskes Treasurer, Bernard Cordeau Secretary and Morris Leake Director at Large.

Pool Policy for rental homes: The Board discussed at length the policy for issuance of pool passes to renters; it was decided:

One set of pool passes per home, either the owner or the renter gets the passes;

- If an owner registers for passes, the passes will be mailed to the address the owner gives, either their mailing address or the Magnolia Ridge mailing address;
- If the tenant registers for passes, they will be mailed to the Magnolia Ridge address;
- If a different tenant registers for passes for the same home, the tenant is to be notified that passes were previously issued and replacement passes can be purchased for \$5 each which is to be paid by either the tenant or the owner prior to the issuance of the pool passes.

### **Next meeting Time and Place**

Our next meeting will be at 6:30 p.m. on Thursday, May 13, 2010 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 8:15

**Executive Session** – The Board discussed the current violation report and approved the recommendations to issue appropriate letters to owners who are in violation of the covenants, either warning letters or the approval of fines where appropriate – see violation report for specifics.

### **Actions Approved by the board**

Approved expenditures for purchases of gas gauge and dolly for use by social committee and the pool committee (not to exceed \$100).

