

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 13, 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, May 13, 2010. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

A quorum was present with the following directors in attendance: Eric Wilder, Dick Toskes, and Bernard Cordeau. Directors Becky Davis and Morris Leake were unable to attend.

Also present were Dave Hering, the association's Managing Agent and residents Mr. and Mrs. 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 April 8, 2010 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – President Eric Wilder indicated that the majority of the meeting will be devoted to a discussion of our upcoming pool season. See comments below under POOL.

Treasurer: Dick Toskes reported that the financial condition of the association continues to be excellent; our cash position continues to improve. Our delinquency accounts (dues in arrears) increased this month but are still in line with previous years. For the month of April major expenditures included payments for Management services (\$3100), Lawn Service (\$3200), Insurance (\$4651) and Pool Management (\$6187).

Dick Toskes indicated that he will be sending a reminder to all residents that they will not be receiving their pool passes unless they are current in all dues assessments.

Managing Agent: Dave Hering indicated that next week the remaining pool passes will be mailed to all residents so that they will have them prior to opening day.

Pool Committee: The majority of the meeting was devoted to our upcoming pool season. Lori Green and Thomas Parsons of Virginia Swim Club Management, Inc., advised the board that all guards have been hired and that they are currently preparing the pool for opening day.

Lori also presented the board with a list of supplies and parts that will be needed to maintain the pool in top condition and to meet certain safety regulations. After a discussion of each line item, the board approved the list as presented by Lori and Tom.

The board then discussed various items for the upcoming season, including the guard's schedules, private pool party procedures, purchase of umbrellas and other equipment and the overall condition of the pool.

The board agreed that residents who wanted to have a private pool party would deal directly with Virginia Swim Club (payment of guard fees) and would also be charged a \$50 rental fee by the association to cover our operating cost. Pool parties during the day would require a pool pass for each person entering the pool or pay the \$5.00 entrance fee per person.

The Board expressed their appreciation to Lori and Tom for their efforts to date and that the board was quite pleased with the improvements that have been made to the maintenance of the pump room and chemical storage area.

Pool Registration: If you have not already done so, residents should go online to register to receive their pool passes for their family. Residents should either mail back their pool registration Form or go on line at www.magnoliaridge.org to register in order to obtain their pool passes.

PLEASE BE AWARE THAT POOL PASSES WILL NOT BE ISSUED IF A RESIDENT IS BEHIND IN THEIR ASSOCIATION DUES.

Social Committee: A community wide yard sale was held May 8, 2010 and another will be held in the fall.

The social committee is planning an opening day free hot dog day for May 29th. A mass email message will be forwarded to all residents making them aware of the event. Consideration will also be given to the mailing of a flyer to each resident.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

- 6) **Member Voices:** Connie Bender (pool chairperson) provided a count of pool equipment and indicated that we should have enough tables and an umbrella for each table. Connie and Lori

agreed to meet as appropriate to discuss any potential pool concerns or issues that may come up during the pool season.

- 7) **Grounds Committee:** Director Bernard Cordeau indicated that he has completed the painting of the street sign on Magnolia Ridge, the post at the parking lot entrances and other areas that needed attention. As usual, the board thanked Bernard for these efforts. Bernard also assisted Tilleys in the adjusting of sprinklers near the pool parking lot.

The board discussed making some improvements to the playground area near Holliman (walking area plus re-mulching of the key areas). However, the bid received was not acceptable and it was decided to seek additional bids from other companies for the work to be performed. Dave Hering will solicit the addition bids for the next board meeting.

- 8) **Unfinished Business:** None

- 9) **New Business:**

Pool Grates – Swim Metro has agreed to replace the grates (safety issue) at no additional cost to the community and to obtain a certification of our compliance with the new regulations.

Next meeting Time and Place

Our next meeting will be at 6:30 p.m. on Thursday, June 10, 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 to issue violations letters where appropriate – see violation report for specifics.

Actions Approved by the board

Approved expenditures for purchases of supplies and equipment submitted by Virginia Swim Club- see list.

