

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 9, 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, September 9, 2010. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

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

Also present were Dave Hering, the association's Managing Agent and residents Clifton Barnhill, Connie and Jim Bender and Ben Sghl.

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 July 8, 2010 (there was no meeting in August) be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – President Eric Wilder indicated that he would address items during the course of our meeting.

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in very good shape. Our delinquency accounts (dues in arrears) decreased from last month but are significantly higher than this time last year. We have had a significant increase this year in the number of accounts in collection status (account turned over to our lawyers for collection action). For the month of July, major expenditures included payments for Management services (\$3200), Lawn Service (\$3200), water irrigation (\$4979), and Pool Management (\$4593). Our expenses for the remaining two quarters of the year will be substantially less due to the closing of the pool.

Managing Agent: Dave Hering indicated that our two year contract with Tilley's (lawn maintenance) is expiring and that he would contact them for a quote on a new two year

contract. The board indicated that they were pleased with the past performance by Tilley's but would make a final decision on a new contract depending on cost.

Dave also advised Director Bernard Cordeau of some minor repairs that needed to be completed to one of the dog baggie stations and fencing at the end of Magnolia Ridge Drive; Bernard indicated that he would take care of the items prior to the next meeting.

Pool Committee: Connie Bender, pool chairperson, submitted a season ending report on the operations of the pool. Overall, Connie and the Board were pleased with the performance of our new Pool Management Company and agreed to continue with them for the next two years (next two years are at the same cost as our 2010 pool season). There were some concerns expressed about the teens checking pool passes on weekends but the Board decided to continue with this process for next year.

Connie also submitted an inventory of pool furniture and what items we needed to buy for next year's season. The Board will purchase new umbrellas (all same color) and other pool furniture next year prior to the pool opening. The pool management company is in the process of storing this year's furniture at the pool. Broken pool furniture will be taken to the dump in the near future.

Connie also submitted a list of items or suggestions to improve pool operations for next year, such as, needed repairs to the pool bath rooms (fix drywall) and painting that needed to be done. Director Cordeau indicated that he would take care of the needed repairs.

The Board spend extensive time discussing two proposals for cementing the grass area within the pool so that we could add some additional tables and shading; however, both cost estimates were two high and it was decided to solicit additional bids and to consider other alternatives to providing additional shading.

Pool Passes: Remember to keep your pool passes for next year; residents will receive a 2011 sticker to be placed on this year's pool passes.

Social Committee: The Social Committee headed by Ebony was very active over the past two months. Our August Adult party was a success with many of our residents and their friends attending the event. We also had a free ice cream day at the pool and a season ending free hot dog day at the pool.

Our next event will be a community wide yard sale most likely the first week of October. Get your items ready for sale.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

- 6) **Member Voices:** No comments this month.
- 7) **Grounds Committee:** Director Bernard Cordeau indicated that he made several repairs at the tennis courts including fixing the tennis nets and the gate latch. As usual, the board thanked Bernard for these efforts.

Dave Hering indicated that there were several tree maintenance items that needed attention. The board will notify Dave within a week of any other tree maintenance items so that all of them can be taken care of at the same time.

8) **Unfinished Business: None**

- 9) **New Business:** - The Board adopted a new procedure that all pool repairs must be approved by Director Cordeau before authorization will be given to the pool company to fix them; this new procedure will control cost and maintain consistency.

Tree Maintenance – see comments above.

Proposal for concrete at the pool – see comments above.

Next meeting Time and Place –

Our next meeting will be at 6:30 p.m. on Thursday, October 14, 2010 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 8:15 P.M.

Executive Session – The Board discussed the current violation report and instructed Dave to issue violations letters where appropriate. The board also reviewed an opinion from our attorneys on procedures to be followed to correct ongoing violations that have not been corrected by homeowners even after the assertion of substantial fines in accordance with our bylaws. The Board agreed to submit the asserted fines to our attorney's for collection action and the filing of liens where appropriate.

