

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
April 12, 2011**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Homeowners' Association was called to order by Vice-President Morris Leake on Tuesday April 12, 2011. 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: Morris Leake, Dick Toskes, Bernard Cordeau and Crystal Montague-Holland. President Becky Davis was not able to attend.

Also present was the association's managing agent Dave Hering plus Connie and Jim Bender.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Director Dick Toskes, seconded by Bernard Cordeau that the reading of the minutes of March 24, 2011 (Organizational meeting) be waived and that the minutes are approved as submitted. The board also approved the minutes of the BOD meeting of February 10, 2011.

Motion approved: Unanimously.

5) **Reports.**

**President** – None

**Treasurer:** Dick Toskes reported that the financial condition of the association continues to be in good shape. Our delinquent accounts decreased to \$14,658 which is in line with our delinquent accounts this time last year. We now have 22 homeowners who have been referred to our collection agency for potential legal action and if necessary the filing of liens.

- **If you have forgotten to make your April 1st quarterly dues payment of \$125.00, please do so now to avoid late filing fees, fines or collection action. Payment of your dues should be made to Magnolia Ridge at Virginia Center, c/o Community Partners of Virginia, P.O. Box 60606, Phoenix, AZ 85082-0606. Please use the coupon book and envelop that was provided to you.**

Our major expenditures for the month of March included payment of our management fees (\$3200), payment for lawn services (\$3400), Insurance \$1732, Grounds other \$4695 and \$575 for printing and mailing cost association with our annual meeting.

Our replacement fund now stands at \$183,300 and is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our "Replacement Study Report".

**Managing Agent:** Dave Hering discussed the use of pool stickers this upcoming year; homeowners are reminded that they are to use the **pool passes from last year** and will receive a 2011 sticker for this upcoming pool season.

**Pool Committee:** Pool Chairperson Connie Bender stated that the pool will open on May 28, 2011 and close on September 5, 2011. Connie was granted approval to print up new signup sheets for the pool and is in the process of hiring "teens" to serve as pass checkers for the upcoming pool season. Interested teens should email Connie at [pool@magnoliaridge.org](mailto:pool@magnoliaridge.org). Connie also indicated that our Pool registration procedures and rules will be mailed to all residents in the next week. Teens this year will work 3 hours at a time on the weekends to check passes.

**Keep in mind residents will not receive a pool pass or gain access to our pool unless they are current with their association dues.**

**Social Committee:** Our Easter Egg Hunt is scheduled for April 23<sup>rd</sup> at 1:00 p.m. at the pavilion/pool area.

Our spring yard sale has been scheduled for May 7, 2011; please contact Ebony at 433-5016 or [ebony@kw.com](mailto:ebony@kw.com) if you would like your name added to a flyer to be distributed announcing participating residents.

Also, in accordance with past tradition, opening day at the pool will also be free hot dog, soda and cookie day at the pool. Additional information will be provided later on by mass email.

**Communications:** No report this month.

**Welcome Committee:** Our Welcome package is in the process of being updated to reflect our new directors and pool registration procedures.

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

6) **Member Voices:** No comments this month.

7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to make repairs to community property; this past month Bernard made repairs to our bath rooms to fix several water leaks that occurred over the winter. In addition, Bernard supervised the painting of both the men and women's bath rooms so that they will be ready for opening day at the pool.

The board also approved the removal of the rusted out grill located by the pavilion for safety reasons; Bernard will remove in the near future.

The Board of Directors also wanted to alert all residents of the need to maintain their lawns. In March approximately 20 violation letters were mailed to our residents due to the condition of their lawns and property. Grass must be cut regularly, weeds must be contained and where appropriate, grass seed must be spread to eliminate major brown and worn out spots in the lawn.

**8) Unfinished Business:**

New pool furniture has been ordered for the pool including 6 new tables and 24 new chairs; Cement work in the pool area will commence around April 25, 2011 and be completed by opening day;

A new canopy will be installed over the new cement area to provide substantial additional seating and shade at the pool.

**9) New Business:**

The pool pass registration process for 2011 was approved by the board and the notice will be mailed to all residents in the next week. The notice will provide the pool pass policy for the upcoming season, the registration process and the hiring of our teen pass checkers.

**Next meeting Time and Place –**

Our next BOD meeting will be at 6:30 p.m. on Tuesday, May17th, 2011 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

Please note that our meeting night has changed from Thursday to Tuesday.

The meeting adjourned at 8:00

**Executive Session** – The board discussed various violations in the executive session and authorized our managing agent to issue violation letters where appropriate. Dave will also represent the board at an upcoming court date concerning one ongoing violation.

