

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
January 13, 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 Becky Davis on Thursday, January 13, 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: Becky Davis, Morris Leake, Dick Toskes, and Bernard Cordeau. President Eric Wilder was not able to attend.

Also present was the association's managing agent Dave Hering.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Vice-President Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of November 11, 2010 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Vice-President Becky Davis indicated that she would address items during the course of our meeting.

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in good shape. Our delinquency accounts (dues in arrears) have decreased over the past two months.

However, our management company has had to refer approximately 18 accounts to our collection agency for potential legal action and if necessary, the filing of liens.

- **If you have forgotten to make your January 1 quarterly payment, please do so now to avoid late filing fees, fines or collection action.**

Our major expenditures for the month included payment of our management fees (\$3200), payment for lawn services (\$3200) and for irrigation (\$1747).

Dick Toskes also indicated that our tax returns, both federal and state, will be filed on January 14, 2011. Also, we have received a draft report of our audited financial statements prepared by our outside accounting firm, Adams, Jenkins and Cheatham. A final report will be received in the next week.

Managing Agent: No comments

Pool Committee: The BOD requested that Dave Hering obtain a quote from our pool management company as to the cost of purchasing approximately 12 umbrellas and 5 tables for the upcoming pool season. Additional tables and umbrellas will be needed for the new cemented area that will be installed at the pool in the spring. Also, we are replacing some of the older, broken umbrellas.

Social Committee: Our upcoming social events will include an Easter Day egg hunt and a spring yard sale most likely to be held at the beginning of May.

Communications: No report this month.

Welcome Committee: Our Welcome package will be updated after the upcoming elections to reflect new directors and past year accomplishments.

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 the pool house and removed fallen branches and trees from community property where they presented a potential hazard. Our community is experiencing a problem with trees being cut down by our local beaver community and at times the small trees have fallen on fences or walkways.
- 8) **Unfinished Business:** None
- 9) **New Business:** - The Board approved the following items at this meeting:
 - Renewed our auditing contract with our accounting firm Adams, Jenkins and Cheatham at revised rates for March 2011 through March 2013;
 - Renewed our contract with DMA for the review of Architectural changes that are requested by our homeowners at a new increased rate schedule;

The BOD also agreed that our upcoming Annual meeting will be held on March 24th at the New York Grill (same location as last year).

The board also requested that Dave Hering send a notice to all homeowners “**calling for nominations to the Board of Directors**”. **All nominations will be submitted to our Management Company, Community Partners.**

Next meeting Time and Place –

Our next meeting will be at 6:30 p.m. on Thursday, February 10, 2011 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 7:45

Executive Session - There was no executive session this month.

