

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 20, 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 Treasurer Dick Toskes on September 20, 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: Dick Toskes, Bernard Cordeau and Crystal Montague-Holland; Becky Davis and Morris Leake were unable to attend.

Also present was the association's managing agent Dave Hering and Social Committee chairperson Diane Miller.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Crystal Montague-Holland, seconded by Bernard Cordeau that the reading of the minutes of July 19, 2011 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – None

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in excellent shape. We currently have \$248,739 in our cash accounts of which \$178,371 is in our replacement fund. Our delinquent accounts now total \$18,655. We have 10 homeowners (out of 415 homeowners) who have been referred to our collection agency for potential legal action and if necessary the filing of liens.

Treasurer Dick Toskes pointed out that the delinquent dues of \$18,655 are a culmination of delinquent dues for the past 10 years and not delinquent dues for only this year. A delinquent account is not taken off the books until we are advised by our legal firm to do so. Also, delinquent dues are also collected when a house is sold with an outstanding balance.

- **Remember, your next quarterly dues of \$125 are due October 1, 2011. 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 June were as follows:

Management \$3200
Water Irrigation \$2708
Pool Contract \$4,417
Lawn Maintenance \$3,307

We also made payment for our new pool pump in the amount of \$6,850 – this expenditure came out of our replacement fund. Our replacement fund 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 reminded the board that the new community administrator is Ellen Costlow who replaces Cindy Howell – same phone number of 560-4260 extension 210. Residents should contact Ellen to report community maintenance, grounds issues or a question concerning the pool passes.

Pool Committee:

The pool cover has been installed for the winter and all pool furniture has been stored in our shed.

Dave Hering agreed to contact a company to take down our canopy cover and store it away for the winter.

Director Bernard Cordeau agreed to winterize the bathrooms for the winter and shut off the water when appropriate to avoid any winter freezing damage.

Social Committee: The meeting was attended by our new social committee chairperson, Diane Miller. .

Diane indicated that the James River Wine festival event was a huge success. Approximately 48 residents attended and everyone indicated that they had a great time.

The “Corn hole” tournament also was well attended and everyone had a great time; hopefully, this will be an annual event at the tennis area.

The social committee also held a “free Kona Ice” day at the pool on July 30.

Other social events to be held this year include:

On October 8, 2011 a Chris Campbell (Magnolia Resident) sing-a-long; snacks and drinks will be provided to the kids. The event will be held at the pavilion on Saturday from 10:00 AM to 11AM.

The community yard sale will be held on October 22, 2011 (Saturday); newspaper ads will be placed to announce the event to the general public.

A community clean up day is scheduled for October 29, 2011 at 8 AM; a truck will come to a community spot and pick up your disposal junk, etc.

The social committee is also planning a Halloween event for the kids; more information will follow.

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 continued his efforts to improve and maintain our grounds. Bernard has spend considerable time adjusting our sprinklers to achieve maximum coverage but at the same time to cut down on our water cost; our financial reports indicates that Bernard's efforts are paying off for the community as water cost is down from last year.

Our recent storm has caused substantial tree damage throughout the community. We are working with specific homeowners to address their concerns where trees have come down in the common ground areas. Hopefully, all downed trees will be removed in the near future.

8) **Unfinished Business:**

The BOD's approved a new "pool party policy statement" that will be in effect for the 2012 pool season and will be mailed to all residents next year prior to the pool opening.

9) **New Business:**

Dave Hering presented to the board a 2012 "Pool Pass Policy" and "Pool Pass registration policy" – the two new policies were approved by the board and copies will be mailed to residents prior to next year's pool opening.

Next year 2012 pool stickers will be mailed automatically to all residents who are current in their dues without prior registration.

Please remember to keep your 2011 passes since you will only receive a new 2012 pool sticker to be placed on last year's passes. Replacement passes will cost \$5.00.

Next meeting Time and Place –

Our next BOD meeting will be at 6:30 p.m. on Tuesday, October 18, 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 7:30

Executive Session – In Executive session the board discussed several homeowner violations and a change in policy in addressing these violations.