

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
February 10, 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 President Eric Wilder on Thursday, February 10, 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: Eric Wilder, Morris Leake, Dick Toskes, and Bernard Cordeau. Vice-President Becky Davis 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 Director Morris Leake, seconded by Bernard Cordeau that the reading of the minutes of January 13, 2011 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 good shape. However, our delinquent accounts increased substantially over the past month. We now have 17 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 January 1 quarterly payment, 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**

New coupon books for the payment of dues with the new mailing address will be mailed to all homeowners in late March.

Our major expenditures for the month included payment of our management fees (\$3200), payment for lawn services (\$3200) and for payment to our outside auditors for preparation and filing of our federal and state tax returns (\$2560).

Dick further indicated that the association rolled over a CD with First Union which matured on 1/29/2011 at an interest rate of 1% for 13 months.

**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:** The BOD authorized the purchase of 12 new umbrellas for the pool and 6 new tables to replace broken or discarded items from last year. Director Bernard will contact a local pool supplier to obtain cost estimates before a decision is made to purchase them locally or from our pool management company.

**Social Committee:** No comments this month.

**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 bulletin board located near the pavilion and removed fallen branches and trees from community property. 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:** See above comments under pool committee concerning the purchase of pool furniture.
- 9) **New Business:**
  - The Board of Directors approved our 2011/2012 budget which will include a \$10 increase to our quarterly dues for a new quarterly rate of \$125. This is our first increase in dues in over 10 years and brings the dues back to the level it was in 2006. The dues increase was necessary due to increase in cost for our major contracts for managerial services, lawn maintenance, pool operations and other monthly expenditures. For example, our irrigation cost increased more than \$5000 last year over previous years.
  - The Board of Directors turned down a request from a local Daycare provider to use our swimming facilities due to potential liability to our association.

- The nominating committee approved two names for our upcoming BOD elections. Dave Hering will be mailing a notice to all homeowners within the next several weeks announcing the annual meeting, its location, the elections of new directors and other association matters to be discussed at the meeting.

The location of the annual meeting has changed due to the closing of the New York Grill restaurant; instead our annual meeting will be held at the Hampton Inn and Suites located 1101 Technology Park Drive (same location as two years ago).

**Next meeting Time and Place –**

Due to our annual homeowners meeting being held on March 24, 2011, there will be no BOD meeting in March. Our next meeting will be at 6:30 p.m. on Tuesday, April 12<sup>th</sup>, 2011 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

Please note that our April meeting is a change from Thursday nights to Tuesday nights.

The meeting adjourned at 8:00

**Executive Session** - There was no executive session this month.

