

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
January 17, 2012**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Property Owners Association was called to order by President Becky Davis on January 17, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board of Directors that were present included: President Becky Davis, Dick Toskes, Bernard Cordeau, and Morris Leake; Crystal Montague-Holland 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 Morris Leake, seconded by Bernard Cordeau that the reading of the minutes of November 15, 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 \$271,739 in our cash accounts including \$181,748 that is set aside in our replacement fund. Our delinquent accounts now total \$20,336 which is a decrease from last month but approximately \$6188 over last year and a \$5,677 increase from the beginning of the year. We have 19 homeowners (out of 415 homeowners) in "collection status" which means they have been referred to our collection agency for potential legal action and if necessary the filing of liens.

Homeowners are reminded that their quarterly dues were due on January 1, 2012.

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

increase in delinquent dues for this year is \$5,677 which is offset by the collections of late fees and fines.

- **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 envelope that was provided to you.**

Our major expenditures for the month of September were as follows:

Management \$3286
Lawn Maintenance \$3,305

Our expenses for the next three months will be lower due to the closing of the pool, less cost for water irrigation and pool management.

Our replacement fund is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our “Replacement Study Report”.

The board also discussed in length the fact that our delinquent dues are increasing and more accounts are being replaced in “collection” status. Dick Toskes presented a spread sheet which he developed to track all collection cases and also a report from our collection attorneys which reflects the status of each collection case and the actions that are being taken to assure collection of outstanding quarterly dues. The board will continue to monitor this area very closely to assure that everything is being done to collect the delinquent dues.

The board is confident that the placing of liens on the delinquent accounts will ensure the collection of all outstanding dues upon the sale of any given residence.

Also, keep in mind that pool passes will not be issued to any resident that is delinquent in their dues.

Managing Agent:

During the executive session, Dave Hering discussed one homeowner violation and Dave received approval from the board to waive all but \$100 of the violation fine since the violation has now been corrected. The \$100 is to cover the board’s cost and effort to correct the violation.

Pool Committee:

At the prior meeting, the Board of Directors signed a contract extension of our current pool management contract with Virginia Swim Club (expiring on 12/31/12) for an additional 2 years through the end of 2014. The extension will be at the same cost as our current contract. This contract extension is part of the board’s efforts to keep our cost of operations at the lowest possible level in order to maximize our community resources.

The board was also advised that the new Division President for Virginia Swim Club Management group is Brent Welch. Dave Hering will invite Brent Welch to our next board

meeting to discuss the upcoming pool season and to review last year's operations. The board will also review any repairs that should be made to the pool equipment prior to the 2012 pool opening season.

Social Committee: Diane Miller was not able to attend this meeting but requested by email that the board follow up with our web site manager to establish a social calendar that is linked to our home page. President Becky Davis will follow up with Denton on this matter.

However, Diane did indicate that another yard sale is being planned for March or April with a trash pickup day – 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 made repairs in the past two months to the bridge near the tennis court, obtained necessary ties for the tennis screens which he will install this month and has winterized the pool bathrooms.

The board also authorized Bernard to purchase a new hot water tank for the pool and have it installed prior to opening day.

Bernard also discussed the need for landscaping updates that need to be made on Virginia Center Parkway near our entrance signs. Dave Hering will take steps to obtain bids for the upgrading of the bushes near the signs.

8) **Unfinished Business:** None

9) **New Business:**

The board approved a contract with Berlin Tree Service to remove a fallen tree that presents a hazard to the community; also to remove a broken limb on another tree.

As indicated above, the board will review pool maintenance recommendations at the next meeting.

The board also initiated the "Annual Meeting/Nomination Committee" process; Director Bernard Cordeau and Crystal Montague-Holland will serve on the nominating committee. By February 1, 2012 an email will be send to all residents requesting board nominations.

The next Annual Meeting will be held on March 20, 2012; Dick Toskes will search for an appropriate meeting location.

Next meeting Time and Place –

The meeting adjourned at 8:15 our next BOD meeting will be at 6:30 p.m. on Tuesday, February 21, 2012 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.