

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
October 16, 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 October 16, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board of Directors that were present: Becky Davis, Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland.

Also present were the association's managing agent Dave Hering and residents Charles York and Denise Johnson.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of September 18, 2012 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 excellent and improving each month.

We currently have \$288,528 in our cash accounts including \$186,215 that is set aside in our replacement fund. Our delinquent accounts now total \$22,288 which is a reduction of \$1,843 from last month. We have 14 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.

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. For example,

in September our collection attorneys collected and submitted to our association approximately \$3,600 in delinquent accounts which will be reflected in our October financials.

Our actual delinquent collection accounts for this year have increased approximately \$4,000.

The next quarterly dues were due on October 1, 2012; 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 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 plans to increase our replacement fund to a balance of \$200,000 as recommended by our replacement study.

Key expenses for the month included \$3286 for management services, \$2,160 for pool operations, and \$2848 for lawn maintenance.

Managing Agent: None

Pool Committee:

Representatives of Virginia Swim Club (Brent Welch) attended our meeting to discuss the past year's pool operations. Overall, the board was quite pleased with the past year pool operations and thanked Brent for their services. The board also discussed next year operations including the need to improve the pool entrance ramp, purchase of additional equipment, daily cleaning of the pool tables and furniture and anticipated repairs.

Social Committee: Diane Miller informed the board of the very successful social events that were completed during the past month:

James River Wine festival was a success and well attended by our residents. The Yard Sale and Bulk Trash Day was also very successful with many residents participating in each event. The Sing a Long was also very well attended by our children in the community. October 6, 2012.

The next social event will be the Halloween parade to be held on October 28, 2012 at the pavilion and pool parking lot.

Diane stated that residents should refer to the home page of our web site for upcoming social events and scheduled meetings.

Communications: No report this month.

Welcome Committee: All welcome packages have been given out to new residents. The welcome package will be updated after our March elections.

Neighborhood Watch Committee: none

6) **Member Voices:**

Resident Charles York expressed his concern over the tables at the pool not being washed off each day and the need to improve the pass checking at the front gate.

Resident Denise Johnson expressed her interest in developing a community directory; the board expressed their support and requested Denise to present her implementation plan to the board at the January board meeting.

7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard informed the board that the landscaping behind the kiddies' pool has been completed and looks very attractive. Bernard also is working on fixing the lifeguard stands and pool entrance sign. Also, the landscaping on Virginia Center Parkway has been completed on both sides and the middle of the street to improve the overall entrance appearance.

The above landscaping projects are being entered into to improve the appearance of the entrance to our community and part of our multi-year plan to improve the landscaping throughout the community.

8) **Unfinished Business:**

9) **New Business:** The board discussed the upkeep of the tennis courts and need for our new landscaping company to blow them off each month

Next meeting Time and Place –

The meeting adjourned at 8:05. The next BOD meeting will be on November 20, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.