

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
April 16, 2013**

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 Vice-President Crystal Montague-Holland on April 16, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board members that were present: Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland. President Becky Davis was not able to attend the meeting due to a prior commitment.

Also present was the association's managing agent Dave Hering and pool chairperson Connie Bender.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Vice President Crystal Montague-Holland, seconded by Bernard Cordeau that the reading of the minutes of February 19, 2013 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 \$327,137 in our cash accounts including \$189,747 that is set aside in our replacement fund. Our delinquent accounts now total \$25,369. We have 23 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.

The actual increase in delinquent accounts for the year was \$7,339.

The association increased its overall cash for the year by \$25,984 after all expenses and operations for the year have been paid.

The next quarterly dues were due on April 1, 2013; 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.

Managing Agent: Dave Hering informed the board that a resident was observed dumping grass clippings and other trash at the Holliman playground area; the board authorized Dave Hering to issue a letter to the homeowner advising him that such action is prohibited and also approved the purchase and posting of a sign prohibiting such action in the future.

Dave also indicated that a mailing went out in April listing areas of maintenance concern, such as lawn maintenance, mailbox maintenance, items in driveways, trash cans on driveways, shutters missing from homes and other items that distract from the appearance of the community.

Pool Committee:

Dave Hering indicated that a letter has been mailed to all residents concerning 2013 pool pass procedures, 2013 pool pass policies and 2013 pool rules.

Connie Bender has agreed to once again serve as the pool committee chairperson and is working on obtaining pool checkers for the upcoming pool season.

The pool will open on May 25, 2013.

Social Committee: Diane Miller informed the board that the annual Easter Egg Hunt was very well attended; also the spring yard sale was very successful.

Diane indicated that our opening day free hot dog day will be May 26, 2013. Other events are listed on our Magnolia Ridge web site homepage.

Communications: No comments this month.

Welcome Committee:

Dick Toskes stated that a new welcome package has been updated and printed and will be given to new residents who move into the community during the year.

Neighborhood Watch Committee: none

6) Member Voices: No comments this month

7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to make repairs to our community property including repairs at the pool so that we will have a successful opening day and he has worked on items needing repair at our playgrounds.

8) **Unfinished Business: No action was taken on the community directory.**

9) New Business:

The board reviewed and approved some minor changes to our pool rental policy to clarify how many persons constitute a party.

The board also discussed a new policy concerning the replacement of mailboxes that was requested at the annual meeting. The board has asked Bernard to look into this matter (material and potential cost) and it will be further discussed at our next meeting.

The board also discussed in length the common area path between Sherwin and Correnty but decided to postpone a decision until further information and clarification could be obtained.

Next meeting Time and Place –

The meeting adjourned at 7:30.

Our next board meeting will be held on May 21, 2013 at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia starting at 6:30. Residents are encouraged to attend.

Executive Actions

There was no executive session the month.