

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
August 20, 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 President Becky Davis on August 20, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

**2) Quorum Status**

All Board members were present: President Becky Davis, Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland.

Also present were the association's managing agent Dave Hering and residents Clifford Barnhill, Alison Mazloom, Tim Parent and Mark Senderak. Representatives Brent Welsh and Jaron from Virginia Swim Club Management were also in attendance.

**3) Approval of Agenda**

The Agenda was approved as submitted.

**4) Disposition of Minutes**

Motion was made President Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of July 16, 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 improve each month and that we are currently in excellent financial shape.

As of July 31, 2013, we have \$335,545 in our cash accounts including \$193,861 that is set aside in our replacement fund. Our goal is to get our replacement account up to a total of \$200,000 to cover anticipated replacement of community assets.

Our delinquent accounts now total \$35,442. We have 17 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.

**Our quarterly dues were due on July 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.**

**Delinquent dues notices were mailed on August 9, 2013.**

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

An analysis of our current year operating expenses indicates that we expect to come in “under budget” in the majority of our budget line items for our budget year ending March 30, 2014.

**Managing Agent:** None

**Pool Committee:**

Representatives from Virginia Swim Club Management were in attendance at the meeting to discuss this year’s pool operations. The board indicated that overall, the pool season went very well with some minor exceptions.

Diane Miller advised that she was concerned about the overall cleanliness of the pool water during one week in July; the pool was dirty, the water was cloudy and the guards were not cleaning up in and around the pool. The company agreed and indicated that the pool water was cloudy and dirty due to a problem with the circulating pump shutting off – this problem has now been corrected.

The board also discussed other items that needed to be improved during next year’s pool season.

The board also approved the purchase of a new pool cover to be installed after the current season is over, most likely in September. The old cover was approaching 14 years old; we also will have new anchors installed to hold down the new pool cover.

**Social Committee:**

Diane informed the board that the following events are planned:

Labor day pool closing – 8/31/2013  
Wine Festival – September 20, 2013  
Yard sale – 9/28/2013  
Trash pickup day -10/5/2013

Residents should refer to our home page for additional information and social event dates.

**Communications:** No comments this month.

**Welcome Committee: No comments this month**

**Neighborhood Watch Committee:**

“National Night Out” was held on August 6<sup>th</sup> at 6:30 at the Magnolia Ridge Playground. Fire Trucks and police officers were in attendance. The event was attendant by numerous families and deemed a huge success.

Resident Tim Parent has joined Robin on the Neighborhood Watch Committee and will be addressing some concerns on neighborhood safety.

6) **Member Voices:**

Ms. Mazloom advised the board on the status of her request to move the bus stop on Virginia Center Parkway at Wylie; also to have the crosswalk moved to the other side of the street to improve safety. The board indicated that they are in full support with her efforts and would contact the county to see what action can be taken to support this issue.

The board also agreed to remove several bushes at this corner to improve the visibility at the intersection – Dave will set up a meeting with the grounds company to discuss this item and several other grounds issue.

7) **Grounds Committee:** Director Bernard Cordeau indicated that he has replaced several sprinkler heads and checked the overall operation of our irrigation system.

8) **Unfinished Business: None**

9) **New Business:**

The board discussed improvements to be made at the tennis courts. Dick Toskes and Bernard Cordeau will inspect the tennis nets and backboard and advise the board at the next meeting.

The board also passed a resolution indicating that the board was opposed to a permit being granted to one resident who wanted to establish an animal kennel at her personal residence. A letter or email will be forwarded to our representative who will attend a county meeting addressing this issue.

**Next meeting Time and Place –**

The meeting adjourned at 8:15.

Our next board meeting will be held on September 17, 2013 at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia starting at 6:30. Residents are encouraged to attend.

## **Executive Actions**

The board discussed several violations in closed session.