

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 18, 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 June 18, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board members that were present: President Becky Davis, Dick Toskes, Bernard Cordeau; directors Diane Miller and Crystal Montague-Holland were not able to make the meeting due to prior commitments.

Also present was the association's managing agent Dave Hering, pool chairperson Connie Bender, pool committee member Kathy Suydam and resident Alison Mazloom.

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 May 21, 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 \$337,703 in our cash accounts including \$191,850 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 \$25,492. We have 20 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.

Next quarterly dues will be 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.

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: None

Pool Committee:

Connie Bender indicated that resident Kathy Suydam has agreed to help her will pool activities. Connie indicated that so far the pool operations appear to be going very well with only one teen incident the first week. The lifeguards have been advised as to handle this type of problem in the future, including calling the pool management company and the police if necessary.

Social Committee:

Diane had submitted information prior to the meeting indicating that the Memorial Day party was well attended despite the cool temperatures.

Other planned events include free dog day on July 4th, Cornhole tournament on July 13, and other events are listed on our community web site.

Communications: No comments this month.

Welcome Committee: No comments this month

Neighborhood Watch Committee:

Robin is having "National Night Out" on August 6th at 6:30 at the Magnolia Ridge Playground. Fire Trucks and police officers will be in attendance. Plus there will be a chalk contest and ice cream will be provided.

6) **Member Voices:**

Resident Alison Mazloom submitted a request to the board for a crosswalk, landing and sidewalk on the eastern side of the intersection of Wylie and Virginia Center Parkway. The board advised Ms. Maxloom that the community does not have control over the intersection in

question since the county owns the streets, roads, etc. However, the board would consider supporting a request to the county if Ms. Mazloom could obtain a contact with the county so that we could discuss the issue with them and determine if they would consider a community request on this matter. Ms. Mazloom indicated that she would contact the county to obtain additional information and information on how we should proceed on this matter.

- 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 pool season. Bernard is also meeting with our lawn maintenance company to inspect our irrigation system and perform necessary repairs.

Resident Kathy Suydam indicated that several trees needed to be replace on Magnolia Ridge Drive and that one tree needed to be removed. Dave Hering indicated that he would take care of the tree to be removed and the board authorized the planting of trees come this September.

- 8) **Unfinished Business: None**

- 9) **New Business: None**

Next meeting Time and Place –

The meeting adjourned at 7:30.

Our next board meeting will be held on July 16, 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.