

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
May 21, 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 May 21, 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 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 President Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of April 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 be excellent and improving each month.

We currently have \$347,359 in our cash accounts including \$190,845 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 \$32,455. We have 22 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. Dick indicated that he performed an analysis of all "collection accounts" and that our attorneys have collected, over the past 4 months, approximately \$5,000 from accounts that were in collection status.

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.

**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.

Dick further indicated that residents will not receive their pool stickers if they are delinquent in their dues.

**Managing Agent:** None

**Pool Committee:**

Dave Hering indicated that pool stickers for the 2013 pool season were mailed in May to all residents that are current in their dues.

Connie Bender indicated that she has hired 4 “teen” checkers for the opening of the pool season and that she will be meeting with all of the lifeguards within the next week.

The awning has been installed at the pool by Capital Awning and all pool furniture is being power washed to be ready for pool opening day.

The pool will open on May 25, 2013.

**Social Committee:**

Diane indicated that the R.A.W. boot camp was well attended with approximately 30 people attending the first free class.

Diane also stated that our opening day free hot dog day will be May 25, 2013. Other events are listed on our Magnolia Ridge web site homepage.

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

**Communications:** No comments this month.

### **Welcome Committee:**

Dick Toskes stated that approximately 6 welcome packages were distributed during the past two months to new residents moving into the community.

### **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.

Bernard also had new mulch delivered to the Holliman playground; Bernard also painted the bathroom doors and made other repairs at the pool. A major leak in the pump room was fixed by our pool management company

#### **8) Unfinished Business:**

Bernard has researched mailbox posts and finding no good alternative to the wood posts, the board decided not to make any changes to the architectural standards; No action was taken on the common area path between Sherwin and Correnty.

#### **9) New Business:**

The board did not approve a request from Home Connection Partners to make a presentation to the community on contract fraud; instead, Vice-President Crystal Montague-Holland will prepare a talking point paper for distribution to our residents by email.

### **Next meeting Time and Place –**

The meeting adjourned at 7:30.

Our next board meeting will be held on June 18, 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.