

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
October 15, 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 October 15, 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 Neighborhood watch Co-chairperson Tim Parent. .

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 September 17, 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 in excellent shape.

As of September 30, 2013, we have \$317,279 in our cash accounts including \$195,876 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 \$25,954 which is \$1,140 lower than last month. 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 14 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 October 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”.

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.

September was a very high month for cash outlays for such items as management fees (\$3353), Lawn Maintenance (\$3223) and pool repairs of \$9,847 (includes one half cost of purchasing a new pool cover – total cost will be \$15,000.)

Managing Agent:

Pool Committee: No comments this month

Social Committee:

Diane informed the board that the fall yard sale and bulk trash pickup was very successful; also, the wine festival was also well attended.

Halloween Parade is scheduled for October 27, 2013 from 4:00 to 5:30 at the pool pavilion.

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

Communications: No comments this month.

Welcome Committee: Delivery of welcome packages is up to date.

Neighborhood Watch Committee:

Co-Chairperson Tim Parent presented an update on his efforts to reduce “solicitations” within the community. Tim presented a sample sign to the board that would be placed on mailboxes; the board recommended that Tim finalize the cost per sign and advised the board at the next meeting. Tim will also submit recommendations on how the signs will be presented to the homeowners and methods of payment. The board indicated that they will consider subsidizing some of the cost of the signs.

6) **Member Voices: - None**

7) **Grounds Committee:** Director Bernard Cordeau indicated that he corrected the tennis nets and that has painted the tennis backboard.

8) **Unfinished Business: See comments above on tennis courts.**

9) **New Business:**

The board executed a new two year contract with our landscaping company Nature's Way at the same price for 2014 (\$38,676) and a increase of 2% for 2015 (39,456)

The board authorized Dave Hering to contact our tree cutting company to look at a tree that is on common property and that may be a hazard to one of our resident's home; action will be taken as recommended by the company.

Next meeting Time and Place –

The meeting adjourned at 7:30.

Our next board meeting will be held on November 19, 2013 at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia starting at 6:30. Residents are encouraged to attend.

There will be no board meeting in December due to the Holidays.

Executive Actions

None at this meeting.