

MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION, INC.

**Board of Directors Meeting
November 10, 2020 – 6:30pm**

President – Christy Sehl (2021)

Vice President – Bernard Cordeau (2021)

Treasurer – Matthew Perryman (2022)

Secretary – Sydney Bernstein-Miller (2022)

Director – Niki Lee (2022)

VIRTUAL MEETING

AGENDA

- I. CALL TO ORDER (President)
6:32 PM by Christy.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Jennifer Brown, Kevin Pepperl, Tanis, Angela Johnson,
- III. DISPOSITION OF MINUTES
 - A. September 8, 2020 – Approve Minutes
- IV. REPORTS
 - A. President (Christy)
Still some complaints about dog poop not being picked up. Homeowners have asked about crosswalk being put in near Woodman Rd entrance, but Henrico can't commit to providing one right now.
 - B. Treasurer
We've been credited back for water charges by Henrico thanks to Bernard and Cheryl following through. HOA managing company should get copies of those accounts. We still owe pool company money - trying to balance the extra weekends we had with the overall reduced staff to figure out final charges. Electrical company charges for April and May were different. Already exceeded year to date consumption. Seals are cracked in pool parking lot – may need to investigate quote for repairs. Might need to pull from the reserve fund to cover.
 - C. Managing Agent
 - D. Committees
 - Architectural Review (Angela/Ben/Miguel)
Roofs are being replaced without prior ARC submission. Looking into addresses with recently replaced roofs to mail out ARC forms.
 - Social (Niki)
Reverse Halloween parade was well received, as well as Halloween movie night. Garage sale took place past Saturday, community-wide. New grill, previously approved, has been purchased. Matt graciously volunteered to help put it together. Christmas parade will likely take place. Connect Four was purchased for the pool with funds previously allocated for pool parties that were ultimately cancelled.
 - Pool (Kevin)
Kurtis Johnson and Neil Lewis reached out about putting in a bid for pool management. Kevin met with them and they have sent over a proposal, but we've signed a two-year contract with Swim Metro last year. We'll hold proposal for consideration next year. Pool pump has been winterized, but water wasn't shut off completely. Kurt will need to come back to redo pipes and take in the lifeguard chairs under the pool house roof.
 - Grounds (Bernard)
Irrigation has been winterized. No problems reported. Shrubs are supposed to be trimmed three times a year, but pool shrubs have not been up kept. Will revisit contract to make sure that's addressed. Bernard looked at the signage for Magnolia Ridge Dr and Woodman and had them adjust flower design. Sign will be put up Saturday. Bernard also had company look into sign by fire department – letters are deteriorating and we will receive a quote for redoing those.
 - Welcome (Niki)
Cheryl to look into if new resident notifications are reaching Board for welcome packet distribution.

V HOMEOWNER FORUM

Jennifer Brown offering website hosting help. Tanis voiced concern about speed limit sign on Woodman entrance across the street from the cul de sac that is not clearly visible. Board to drive by to inspect visibility and also look into if that area is covered by county or community for grounds keeping visibility.

VI. UNFINISHED BUSINESS

- A. Ratify Action without Meeting - Architectural Standards Change – roof colors
Black roofs are now allowed after a discussion with the ARC. Community has been notified. Christy motioned to finalize that change – Matt seconded. All approved.
- B. Repave Asphalt and walking trail
An estimate has been provided for a repave of the asphalt and walking trail. Total Asphalt quote was high so Cheryl will look into another comparative quote. There were some holes in the walking trail, but Bernard and Charles took care of filling some of them already.

VII. NEW BUSINESS

- a. Lawn and Landscape Contract
2021 contracts have been circulated via email to the Board – same price as last year. Kilpatrick needed some work that Bernard took care of, but it needs to be readdressed with the Lawn and Landscape manager moving forward. Cheryl looking into when the company will prune next – ornamental grass has been a concern. A lot of gray areas have had to be addressed with landscaper, but willing to revisit agreement for another year now that much of it has been resolved. Christy motioned to approve contract - Bernard seconded. All approved.
- b. Hampton Inn Contract
As soon as we're not in a state of emergency, the Board cannot legally have virtual meetings. Niki motioned to approve 2021 meeting dates, Sydney seconded. All approved. Cheryl will send out dates and get those updated on the website.
- c. DesRoches Tax Return Contract
Chris Campbell in the neighborhood is a CPA with his own businesses. Matt will get a quote from him to compare to DesRoches Tax Return Contract.
- d. New Garbage Service
Cheryl having trouble getting a contract from Warren, the potential new freelance garbage service provider. Bernard has met with him to show trash grounds and will follow up to procure a contract.
- e. Website Migration
Our current website provider is leaving the business and has given us notice that by the end of the year we need to get a new web designer. Jen Brown Designs, operated by a residing neighbor, has offered to participate in the web management bid. Jen Brown does hosting, emails, and has been talking to previous provider about the web language site. It shouldn't be a huge lift to migrate to a newer system. Can do a shared hosting of all of the Community Partners' sites to lower cost for everyone. \$200/year to host all sites related (includes email, languages, calendar, etc.). Matt volunteers as point of contact to discuss further details of community web needs with Jen. Site can be stood up before the end of our existing web contract, just need to reestablish Go Daddy URL in Magnolia Ridge ownership.
- f. Solar Energy Collection
HOA can't prohibit a solar panel (even if visible from the street or common area) if it means it would lower the solar power collection by 10%. The Board can either create a declaration that prohibits solar panels or decide at this point that we'll exercise the 10% decreased deficiency rule. No concerns with allowing ARC to provide a homeowner who has requested a front-facing roof solar panel with the exception to do so.

VII. NEXT MEETING DATE: February 09, 2021

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT: Motioned by Christy to adjourn at 8:15 by Christy - Niki seconded. All approved.

*Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator: Anne Leeper (378-5000 x224) –aleeper@communitypartnersva.com
Residents are welcome to address the Board during the Owner Comment portion of the meeting. This time is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the meeting. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Please observe Robert's Rules of Order.*