

# MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting

June 15, 2021 – 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)  
Called to order by Christy at 6:32 p.m.;
- II. ROLL CALL and QUORUM STATUS (Secretary)  
Quorum held – Christy, Sydney, Bernard, Matt and Niki present
- III. DISPOSITION OF MINUTES
  - A. May 11, 2021  
Motioned to approve by Christy; Seconded by Niki – All approved
- IV. REPORTS
  - A. President (Christy)  
Pool has had staffing shortage issues. We are supposed to be paying for three staff members, but oftentimes shorthanded with just two lifeguards. Will need to ask for a credit at end of season for staffing differences. Pool signup through Airtable is going well. Some issues with hotspot working consistently, but overall technology pool updates have successful.
  - B. Treasurer  
Matt presented a treasurer report. Annual expense budget is \$211,000 which is consistent. Also shared costs associated with new electronic pool pass systems. There were some questions about the expense pool budgets that Cheryl and Bernard will review to ensure clarity.
  - C. Managing Agent  
Hasn't received any complaints about new technology pool pass system. Cheryl has received payments from folks who were turned away due to non-pay so the system is helping the neighborhood collect dues.
  - D. Committees
    - Architectural Review (Phil/Ben/Miguel)  
Been working with neighbors on fences marking property lines. Black roofs being approved has cut down on rejected applications.
    - Social (Niki)  
Ice cream social this Thursday for end of school. July 4<sup>th</sup> barbecue planned for either that Saturday or Sunday. Connect Four and Jenga getting great use at the pool, especially during adult swim time. Three keys made for pool shed (Lifeguards / Niki / Bernard)
    - Pool (Kevin)  
Three signs still available in life guard room that need to be put up. Only one has been put up. Bernard has fixed four tables. We still need coupling for railing. Going to issue a work order for a plumber for the faucet. Increase of people bringing guests to pools and paying for them. Might look into a Twitter or Facebook Magnolia Ridge pool account to better help lifeguards communicate when the pool closes/opens again. Alternatively could have a physical sign on the pool gate with a closed/open time.
    - Grounds (Bernard)  
Received a new meter from county since the old one was broken.
    - Welcome (Niki)
- V. HOMEOWNER FORUM  
Neighbors working together to figure out a solution to the ongoing drainage issues by new fences put in by H.H. Hunt. The actual land there is likely owned by Henrico County. Suggest contacting the county about drainage issues by creating an account on the Build Henrico webpage and reporting an issue. <https://build.henrico.us/henprod/pub/lms/Login.aspx?ts=093020202006>. Might consider contacting Frank Thornton, our local elected official, as a secondary resort.

VI. UNFINISHED BUSINESS

A. Cameras

Moving to unfinished business for another month.

B. Woodman Road Signage Landscaping

Talked with Craig and we own land behind Atkins Grove Ct. Working to try and clean it up with landscaping maintenance. Might add some small, mulched bushes to help beautify area without ongoing mow maintenance needed. Cheryl will solicit a quote for this work and mulch around new sign.

VII. NEW BUSINESS

C. Broken Bench and pool furniture

Bernard is disposing of broken bench and has removed abandoned bikes. New furniture is coming soon.

D. Adopt Policy for Virtual Meetings

Virtual meetings can continue but there has to be a policy adopted formally. Sydney motioned to formally adopt a policy – Niki seconded. All approved.

VII. NEXT MEETING DATE:

July 13, 2021

VIII. EXECUTIVE SESSION

Adjourned open session at 7:38 p.m. Motion for executive session at 7:39 p.m. by Christy - Matt seconded. Sydney motioned to end executive session at 7:52 p.m. - Matt seconded.

IX. ADJOURNMENT

Meeting adjourned at 7:53 p.m.

*Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator: Anne Leeper (378-5000 x224) – [aleeper@communitypartnersva.com](mailto: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.*