

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

Board of Directors Meeting

July 18, 2022 – 6:30pm

VIRTUAL MEETING

President – Christy Sehl (2021)
Vice President – Bernard Cordeau (2021)
Treasurer – Matthew Perryman (2024)
Secretary – Sydney Bernstein-Miller (2024)
Director – Niki Lee (2024)

Virtual Connection Instructions

Join via the following url: <https://meetings.ringcentral.com/j/4375798107>

Or by phone by dialing: (470)869-2200 with **Meeting ID: 437 579 8107**

AGENDA

- I. CALL TO ORDER (President)
Called to order by Christy at 6:33 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum met with Christy, Bernard, Sydney and Niki in attendance.

Alison Mazloom, Laquita Lynn, and Kevin Pepperl from the community also present.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – June 13, 2022
Motion to approved by Christy; seconded by Sydney – All approve
 - B. Action W/O a Meeting – June 20, 2022
Motion to approve by Kevin; seconded by Christy – All approve
- IV. REPORTS
 - A. President (Christy)
Suggested exploring putting a sprinkler at the Woodman and Magnolia Ridge entrance so that we can have more landscaping beyond just mulch at that corner. Working through pool issues with lifeguards and early closures without notice. Still looking at Correnty entrance of Fall Line Trail – would probably be two years or so since our entrance would follow the total completion of the Fall Line Trail. Still don't know when crosswalk will go in on Woodman, however the speed limit study has been completed and Henrico will eventually decrease the speed from 45 to 35 MPH. Little Free Library needs to be refurbished with fresh paint after vandalism – Christy spoke with a local girls scout troop who will use it as a service project.
 - B. Treasurer
Nothing to report.
 - C. Managing Agent
Been dealing with pool issues, soliciting quotes for soccer goals and multi-use resurfacing and repurposing of sport court.
 - D. Committees
 - Architectural Review (Ben/Miguel)
ARC reviews taking a little longer than usual to complete, but still well within the allotted time frame ARC has to review. Residents need to continue planning their projects in advance and requesting approval *prior* to ordering work.
 - Social (Niki)
Hosted a successful bingo night. Wants to explore how much notice is needed for a 21+ event that would go later in the pool area than usual.
 - Pool (Kevin)
Some concerns about it being up to lifeguard discretion whether the pool deck has to be cleared for thunder or just lightning. Kevin going to reach out to Swim Metro and re-clarify the policy.

- Grounds (Bernard)
Mulched and put weed-reducing barrier at corner of Woodman and Magnolia Ridge. In a week or two Magnolia Ridge sign should be done – builder is going with a metal instead of wood base to increase durability. County Waste has transitioned to GFL, but many communities are having issues with them, including ours with common area trash pickup. Might need to explore another company. Holliman entrance has been a little neglected by Nature’s Way who also needs to be careful laying mulch around the pool area.
- Welcome (Niki)

V HOMEOWNER FORUM

VI. UNFINISHED BUSINESS

- A. Beavers
First bill from Nice Wildlife Company has been received – 9 beavers trapped so far, but still a lot of activity from younger generation beavers. Company recommends doing another stint in November for four weeks.
- B. Sport Court
Going to add open/closed hours to sport court to cut down on late night activity. John looking into photos and prices for a mixed used court to replace full court basketball option.
- C. Soccer Goals
John looking into costs for replacing soccer goals, but nothing too expensive since it’s not well used. Will look into other uses for that area in the future.
- D. Entrance Sign
Bernard will stay on sign contractor to ensure we get a new entrance sign completed within the next two weeks.
- E. Court Sign
Issues with late night noise and playing from the sport court. Hoping sign with open/closed hours and rules will help enforce better behavior from users. If not, may have to look into locking up the court at night as a last resort.

VII. NEW BUSINESS

VII. NEXT MEETING DATE: August 8, 2022

VIII. EXECUTIVE SESSION

Moved to executive session at 7:33 p.m.

IX. ADJOURNMENT

Motion by Christy to adjourn executive session at 7:51 p.m.; seconded by Niki.
Motioned to adjourn BOD meeting at 7:52 by Niki; seconded by Bernard.

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator: Colin Harris (378-5000 x224) – charris@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.