

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
November 13, 2023 – 6:30pm**

VIRTUAL MEETING

President – Christy Sehl (2025)
Vice President – Bernard Cordeau (2025)
Treasurer – Matthew Perryman (2024)
Secretary – Sydney Bernstein-Miller (2024)
Director – Niki Lee (2024)

Virtual Connection Instructions

Join via the following url: <https://v.ringcentral.com/join/367426151>
Or by phone by dialing: (650) 419-1505 with **Meeting ID: 367 426 151**

AGENDA

- I. CALL TO ORDER (President)
Christy called to order at 6:31 P.M.
- II. ROLL CALL and QUORUM STATUS (Secretary)
- III. Christy, Niki, Bernard, Sydney and Matt present.
- III. DISPOSITION OF MINUTES
A. Board Meeting – September 11, 2023
Christy motioned to approve. Niki seconded. All approved.
- IV. REPORTS
A. President (Christy)
Roundabout is done. Henrico moving forward with Fall Line Trail access through Correnty Dr. access.
- B. Treasurer
Reported out on Sept. financial. We are halfway through the fiscal year. Operating assets represent 63% of the annual budget (representing 8 months). 5-year reserve fund study expected for next year. Good month-to-date and year-to-date with expenses. Income variance categories are being met. We exceeded the sewer and water charge budget resulting in us being close to the annual budget amount at this date.
- C. Managing Agent
Bill Swift attending in John Roberts' absence. Discussed operating assets and total expenses from previous years compared to current year. Indicates a stable performance. Will need to discuss delinquencies in executive session. The BOD asked Community Partners to follow up with persistent delinquent household offenders.
- D. Committees
- Architectural Review (Ben/Miguel)
The new community administrator is helping facilitate architectural review requests to the ARC.
 - Social (Niki)
Lots of cars attended the Trunk or Treat, but less trick or treaters attended than expected. Adult 21+ event planned at an outside venue. Mr. Softee planned for Christmas and potentially a firepit/smores.
 - Pool
The pool was winterized today. Furniture, railings and umbrella have been stored away for the seasons. Green awnings at the pool are staying up.
 - Grounds (Bernard)
Bernard took care of a tree and ensured Nature's Way took the cut pieces. Bernard took home broken column from the Cordeau Gazebo to fix it. Irrigation system has been winterized.
 - Welcome (Niki)
Chanelle is the new administrator who we should be receiving new resident notices from.
- V. HOMEOWNER FORUM

VI. UNFINISHED BUSINESS

A. Security Cameras

Christy had a conversation with a rep from SimpliSafe. SimpliSafe would require self-installation, but the intercom and cameras are sold at cost with a low monitoring monthly rate. Community Partners is going to research the cost of installing fiber to pool house and estimated monthly costs. Bernard is going to investigate costs associated with installing motion sensor floodlights with Dale for gazebo area.

B. Sport Court Updates

John and Bill are going to revisit the latest quote to see if it can be reduced to focus on half court resurfacing and pickleball utilization of that remaining half court space.

VII. NEW BUSINESS

A. Gazebo

Christy motioned to rename the Magnolia Ridge gazebo to Cordeau Gazebo. Niki seconded. All approved.

VII. NEXT MEETING DATE: January 8, 2023

VIII. EXECUTIVE SESSION

Christy motioned to move to executive session at 7:40 PM. At 8:14 PM Christy motioned to exit executive session and approve the motion to remove delinquencies as balance sheet receivables. Sydney seconded. All approved.

IX. ADJOURNMENT

Christy motioned to adjourn BOD meeting at 8:17 PM. Niki seconded. All approved.

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator: Karla Clevinger (378-5000 x226) –kclevinger@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.