

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
May 8, 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://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 at 6:36 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum status met with everyone but Treasurer present. John Harris from community also present.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – April 10, 2023
Christy motioned to approve – Niki seconded. All approved.
- IV. REPORTS
 - A. President (Christy)
Welcomed Sean Graine who will be the Communications Chair. A lot of activity in the neighborhood, most recently the parking lot. Might consider a cheap pool pass option to help distinguish suspicious visitors versus residents. Continuing conversations with Henrico County Fall Line Trail planner. Trail is currently planned for end of 2024. Swim Metro was called about the pool refill that was left unattended and overfilled slightly while unwatched.
 - B. Treasurer
Operating assets secured at 9 months. Income variance was met. Administrative, Insurance, Landscaping, and Maintenance/Repairs variance were missed – largely why we had to raise dues this year. Variance of Pool, Reserves and Utilities met. Affirms that dues, did in fact, had to be raised.
 - C. Managing Agent
Been in contact with Nature’s Way landscaping about common ground area in Correnty that need attention. Been working on compliance notices around HOA. Habitual offenders can be processed on a different track than one-off new violators. New violations notes coming through soon after a recent inspection of the neighborhood.
 - D. Committees
 - Architectural Review (Ben/Miguel)
Two car length driveways are believed to be only allowed at the house end, not the street end and must taper off, but BOD will look into it to be sure. All changes to a driveway size or length must be submitted to ARC.
 - Social (Niki)
Niki personally sent out mailer of all events happening in the neighborhood. Spring yard sale happening soon – Goodwill reached out to us to bring back the donation truck this year. Frozen custard truck coming to pool on opening weekend. Bingo, karaoke, and potential live music planned for the pool.
 - Pool (Kevin)
Sean will take a look at the hot spot device. Residents will be turned away from pool if their dues are not paid in full. Swim Metro needs to clean pool ahead of pool opening. Umbrella company needs to be paid in full before they will deliver. New pool deck furniture is coming, company is just having staff issues with delivery drivers. Pool deck needs power washing.
Christy motioned that Niki is approved to go forward with pool power washing contract as long as it is up to \$250. Sydney seconded it. All approved.

- Grounds (Bernard)
New gazebo column ordered by Bernard. Lowest price within the design scope won. Will consider a second column to match the twin set of three columns if the one new column looks off.
- Welcome (Niki)

V HOMEOWNER FORUM

Discussion about natural area at the intersection of Ballentine and Correnty that residents are dumping leaves in. Going to ask Nature's Way to look into cleaning that area up to discourage further dumping. A 'no dumping' sign might also need to be considered. Going to look into if we can adjust HOA rules to allow for widened driveways up to two-car lengths, per a resident's request.

VI. UNFINISHED BUSINESS

A. Welcome Package

Sydney finalizing the welcome packet now that Matt has incorporated the financial information. Will send finalized version to Niki to print 25 copies as a start.

B. Gazebo

Gazebo discussion covered above with new column ordered.

C. Website Updates

Sean Graine will get in touch with webmaster to see what final efforts are needed for BOD to take over basic functionalities again (uploading meeting minutes, accessing BOD mailboxes, etc.) independently.

D. Security Cameras

Sean will investigate internet opportunity costs for the pool. Board will meet with Niki's security company on April 22 to secure an apples to apples quote comparison with ADT since we're looking at a 3 versus 6-camera option with different coverage areas. BOD will make a decision after that forthcoming meeting.

VII. NEW BUSINESS

A. None

VII. NEXT MEETING DATE: June 12, 2023

VIII. EXECUTIVE SESSION

Christy moved to convene an executive session at 8:10 p.m.

IX. ADJOURNMENT

Christy moved to adjourn Executive session and BOD meeting at 8:34 p.m. Sydney seconded.

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.