

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES**

March 22, 2007

I WELCOME AND CALL TO ORDER

Dennis Weiss, Vice President, called to order the annual meeting of the Magnolia Ridge at Virginia Center Property Owners' Association, Inc. at 7:00 p.m. on Thursday, March 22, 2007. The meeting was held at the Hampton Inn, Technology Boulevard, Glen Allen, VA.

II INTRODUCTIONS AND ROLL CALL

The Vice President introduced the members of the Board: Dennis Weiss, Vice President, Dick Toskes, Treasurer and Joy Nyman, Secretary as well as the Managing Agent, Dave Hering and Bill Swift, President of the management company, Community Partners of Virginia, Inc. Eric Wilder, President, and Becky Davis, Director, were unable to attend. The Secretary stated that the registration sign in sheet would serve as roll call.

III QUORUM CERTIFICATION AND CERTIFYING OF PROXIES

The Managing Agent, Dave Hering, certified that the number of proxies and votes needed to meet the minimum quorum requirement, as set forth in Article III, Section 4 of the Bylaws was twenty percent (20%) and certified that the total number of members present and/or represented by proxies received exceeds 20%.

IV PROOF OF NOTICE OF MEETING

The Secretary certified that the notices were mailed in accordance with Article III, Section 3 of the Bylaws.

V READING OF MINUTES OF PRECEDING MEETING

Copies of the Minutes of the Annual Meeting March 1, 2006 were distributed to all property owners present and, upon

MOTION: made by Tim D'Angelo and seconded by Joy Nyman, that the reading of the Minutes of the Annual Meeting of March 1, 2006 be waived and the Minutes be accepted as submitted.

MOTION CARRIED: Unanimously.

VI REPORTS

Dennis Weiss explained that the Budget for 2007-2008, a copy of which was distributed to each of the property owners present, had been set after a line item review of the previous year and allowing for future plans. This resulted in a decrease in quarterly dues from \$118 to \$115. The budgeted amount for the Social Committee was increased and it was hoped that there would be more events in the coming year to include planning events to tie in with the pool hours and encourage use of the pool.

Dick Toskes, the Treasurer, said the Board had made an effort to improve the financial condition of the Association by cutting costs without cutting services and by moving more funds to CDs and/or money market accounts to improve income and maximize the value to the property owners. He said the Association is in excellent financial condition.

Property owner Bernard Cordeau inquired about the budget amount for the pool. He was assured the repairs done to the pool last year were paid for last year and the amount in the budget was for operating the pool, primarily the costs of lifeguards.

Joy Nyman, Chair of the Pool Committee, explained a little about the pool pass process which she and Connie Bender handle. Information will be available on the web site shortly and previous pass holders will be able to update information from last year. The pool opens Memorial Day weekend after school hours and closes after Labor Day.

Denton Woodward, Chair of Communications, said that contact information is on the web site and encouraged this be used.

A property owner asked where the sinking fund item is shown on the budget (the last item on the sheet). Dick Toskes said that the balance in sinking fund accounts is about \$186,000 (\$150,000 in three CDs and \$36,000 in a money market account) in addition to the amount to be added during the coming year.

Dennis Weiss spoke briefly of the accomplishments of which the Board and the Association can be proud and of the time spent reviewing ARC applications that may have been rejected, or never applied for, and violations throughout Magnolia Ridge. He said that coming up will be replacement of or additional trees in the community and paving the gravel sidewalk at the pool-tennis court area which is on a slope and is eroding.

VII NOMINATIONS

The Vice President, Dennis Weiss, announced that there were two positions on the board to be filled, his and Eric Wilder, and that there were three nominations: Dennis Weiss, Eric Wilder and Lorraine D'Angelo. He then asked for any nominations from the floor. There were no nominations from the floor.

VIII VOTING RESULTS

The Managing Agent, then announced the results of the voting. Eric Wilder with 51 votes and Dennis Wilder with 43 votes were re-elected as Directors; Lorraine D'Angelo received 24 votes.

Bill Swift explained the IRS regulation 70-604 covering how income is handled for tax purposes and which appears on the ballot. Dave Hering announced that there were 88 votes "yes" in favor of adopting the resolution and no votes "no".

IX UNFINISHED BUSINESS

Dennis Weiss said that at the meeting last year, Henrico County was still working on putting in place the trash pickup program using 96 gallon cans and that recently this has been started in Magnolia Ridge.

X NEW BUSINESS

There was considerable discussion among the property owners and board members on getting more involvement throughout the community on the various committees and on making new residents feel welcome.

Clifton Barnhill addressed the meeting explaining that he and his wife had never really been welcomed into the community and how disappointed they were. He will volunteer to serve on a committee and is especially interested in seeing the Social Committee more active.

A number of ideas were put forward by the different property owners and this resulted in a list being past around for each person interested to put down their name, phone number and/or e-mail address and committee or committees on which they would be willing to serve. The suggestions included letting people know what they would be expected to do if on a committee (i.e. how much time required, details of the job).

One property owner was deterred from attending board meetings or being more active because he was offended by the tone of violation letters for such things as the condition of his grass. Dick Toskes said that he and the other board members recognized this as a concern and were working to “soften” some of these things. The board wants to hear from property owners about these concerns.

Some present said that they had signed up for committees in the past but never had been contacted.

Dennis Weiss said very few people attended board meetings which are good vehicles to express their thoughts and ideas and a part of each meeting is set aside for members to participate. Out of 414 houses in Magnolia Ridge, only about 18 are represented at this meeting.

Weiss listed on a display board the Committees: Social, Welcoming, Grounds, Pool, Neighborhood Watch and Communications. All either need Chairpersons and/or members to work on the committee. Lisa Stark is Chair of the Social Committee and a number of people signed up to work with her. Joy Nyman and Connie Bender are active with the Pool Committee and Denton Woodward, Communications but he could use help with the web site, posting the bulletin boards and with the monthly newsletter. The other committees are inactive.

After everyone had an opportunity to speak, Dick Toskes said that he wanted the board to work with committees to be sure they got off to a good start. He or another board member will liaison with the Committee Chair, attend the meetings and contact every member of the Committee.

The lists of people and their interests were given to the Board and Dennis Weiss and Dick Toskes plan to get back to these people within 15 days.

It was brought up that there is a big turnover in Magnolia Ridge, especially in the rental houses and there was discussion of how hard it is to keep up with who is moving into Magnolia Ridge. Some are here several months and are not familiar with the web site or have not been welcomed into the neighborhood. Tim D’Angelo said he would work

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with the Welcoming Committee and Mola Gebeye said that as he is in real estate, he can develop a list of sales/for sale homes in Magnolia Ridge to identify newcomers.

Tim D'Angelo suggested that perhaps some property owners who are handy at some things could be paid for doing some of the smaller jobs. Bill Swift said that this would work for some things as long as the board was careful as to what jobs because of liability that could be involved. The board indicated that it would not have a problem in paying for some work done by a property owner for the community.

XI ADJOURNMENT

After thanking everyone for attending and for their input, Vice President Dennis Weiss announced the meeting adjourned at 8:55 p.m.

Respectfully

Joy Nyman
Secretary

Kathy Lambert
Recording Secretary