

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
July 8, 2010**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Homeowners' Association was called to order by President Eric Wilder on Thursday, July 8, 2010. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

A quorum was present with all of the directors in attendance with the exception of Becky Davis: Eric Wilder, Morris Leake, Dick Toskes, and Bernard Cordeau.

Also present were Dave Hering, the association's Managing Agent and resident Clifton Barnhill.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by President Eric Wilder, seconded by Bernard Cordeau that the reading of the minutes of June 10, 2010 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

**President** – President Eric Wilder indicated that he would address items during the course of our meeting.

**Treasurer:** Dick Toskes reported that the financial condition of the association continues to be in very good shape. Our delinquency accounts (dues in arrears) decreased from last month. However, we have had a significant increase this year in the number of accounts in collection status (account turned over to our lawyers for collection action). For the month of June major expenditures included payments for Management services (\$3100), Lawn Service (\$3200), Pool repairs (\$830), water irrigation (\$3958), pool supplies (\$1299), and Pool Management (\$10,553).

**Managing Agent:** No comments this month.

**Pool Committee:** Dick Toskes and Bernard purchased two additional umbrellas in June and stated that additional umbrellas will be purchased at the start of next year's pool season so

that we can get all the same color. The board agreed that additional umbrellas would be purchased in January of next year so that they would be on hand for the pool opening in 2011.

The board discussed the operations of our new pool management company. Dick Toskes conveyed some concerns that have been brought to his attention that were forwarded by several mothers within the community. The concerns were addressed and communicated to the new pool management company for correction. Overall, the board is pleased with the pool management's performance to date.

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**Pool Registration:** If you have not already done so, residents should go online to register to receive their pool passes for their family. Residents should either mail back their pool registration Form or go on line at [www.magnoliaridge.org](http://www.magnoliaridge.org) to register in order to obtain their pool passes. Pool passes **will not be mailed** to residents if they are not current in their association dues.

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**Social Committee:** Our July 4<sup>th</sup> free hot dog day at the pool was a success. Refreshments were served including hot dogs, drinks, snacks and cookies. The next social committee event is a free ice cream day at the pool later in July or August; additional information will be provided by mass email.

**Communications:** No report this month.

**Welcome Committee:** No report this month.

**Neighborhood Watch Committee:** No report this month.

- 6) **Member Voices:** Resident Clifton Barnhill attended our monthly meeting and contributed to the discussions in several different areas. Other residents are encouraged to attend our monthly meetings; their input is welcome.
- 7) **Grounds Committee:** Director Bernard Cordeau indicated that he has completed the upgrade repairs to the playground at Holliman. Bernard put in a new walkway, enclosed the swing and playhouse area and filled the areas with playground mulch that is in compliance with the safety codes for playgrounds. Bernard also fixed the swing set at the pavilion area. As usual, the board thanked Bernard for these efforts.
- 8) **Unfinished Business:** A new refrigerator/freezer was purchased for the pool and was used for the July 4<sup>th</sup> hot dog party.
- 9) **New Business:** - The majority of the meeting was devoted to a discussion as to the need for our association to purchase Workers Compensation insurance. Our insurance agent, Charles Kirby, from Nationwide insurance informed the board of the change in the law in this area and that in his opinion we were required to purchase the insurance. After reviewing the Virginia Code and definitions, the Board approved the purchase of the required insurance – premium \$497.00

**Next meeting Time and Place –**

**There will no Board of Directors meeting in August.**

Our next meeting will be at 6:30 p.m. on Thursday, September 9<sup>th</sup>, 2010 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 8:15 P.M.

**Executive Session** – The Board discussed the current violation report and where appropriate violations letters will be issue.

**Actions Approved by the board**

Purchase of Worker's Compensation Insurance - \$497