

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
February 11, 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, February 11, 2010. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

A quorum was present with all directors in attendance: Eric Wilder, Dick Toskes, Bernard Cordeau, Becky Davis and Joy Nyman.

Also present were Dave Hering, the association's Managing Agent and residents Morris Leake and Connie Bender.

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 January 14, 2010 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

**President** – President Eric Wilder indicated that he had no opening comments but would provide information throughout the meeting.

**Treasurer:** Dick Toskes reported that the financial condition of the association continues to be good. Our delinquency accounts (dues in arrears) have increased but are in line with this time last year. Our delinquency accounts normally come down prior to the opening of the pool season. For the month of December, major expenditures included payments for Management services (\$3100) and Lawn Maintenance (\$3200).

Treasurer Dick Toskes further indicated that due to the cost cutting efforts of the Board and our negotiations of a new pool contract, it appears that the association **will not have to raise our association dues for the upcoming year.**

**Homeowners who have not made payment of their January dues are reminded to do so.**

**Managing Agent:** Dave Hering presented to the board the new pool pass procedure which will be instituted this coming pool season. The pool passes will be **permanent pool passes** to be kept by our homeowners and a new pool sticker will be issued for each subsequent year. This new procedure will reduce our yearly cost of producing new pool passes each year.

**Pool Committee:** Connie Bender will meet with our new pool management company to discuss the upcoming pool season. Dave Hering will obtain keys from the old pool company and turn them over to the new pool management company to assure a smooth transition. Lori Green of Virginia Swim Club Management, Inc. will be invited to a meeting with the board to discuss the 2010 pool season.

**Social Committee:** No report.

**Communications:** The Board of Directors has decided that our web site needs to be updated to provide “**quick links**” to important documents that are most frequently requested by our residents; Denton will be invited to the April board meeting to address the board’s concerns. Dave Hering will forward a list of suggested changes to our current website to Denton so that he can review them prior to the April Meeting.

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

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

6) **Member Voices:** None

7) **Grounds Committee:** Director Bernard Cordeau has fixed the bubble on the playground equipment.

8) **Unfinished Business:**

Playground equipment has been fixed.  
Website update – see communications above.

9) **New Business:**

**2010-2011 Budget:** Dick Toskes presented the board with a proposed budget for our fiscal year beginning April 1, 2010. The budget contains substantial savings (cost reductions) in pool management, grounds operating cost, and other line items which will permit the board to keep the association dues **at their current level**. The proposed budget was approved by the board. A copy of the new budget will be given out to all homeowners as part of our annual meeting package to be mailed by the end of the month.

**Report from Nominating Committee:** The nominating committee presented their recommendations to the board; recommendations will be included in the annual meeting package being mailed to all residents for their consideration.

**Loss Pool Pass Policy:** With the adoption of the new pool system, the board approved a \$5.00 fee for replacing lost pool passes to cover cost of reproduction.

**Annual Meeting:** The association's annual meeting will be held on March 11, 2010. Residents will receive a notice at the end of February notifying them of the place and location plus other important information. Residents are encouraged to attend.

**Next meeting Time and Place**

Due to the upcoming Annual Meeting on March 11, 2010, there will be no BOD's meeting in March; our next meeting BOD's meeting will be on April 8, 2010 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 7:50

**Executive Session** – The board discussed several homeowner violations and decided to provide additional time frames for recommended corrections due to the bad weather. However, one letter for commencing of fines was approved by the board starting March 1, 2010 for a house at 1801 Sidney Court.

**Actions Approved by the board**

Approved new 2010 budget

