

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 10, 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, June 10, 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: Eric Wilder, Becky Davis, 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 May 13, 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 the meeting.

Treasurer: Dick Toskes reported that the financial condition of the association continues to be excellent; our cash position continues to improve. Our delinquency accounts (dues in arrears) decreased and are in line with previous years. For the month of April major expenditures included payments for Management services (\$3100), Lawn Service (\$3200), Pool repairs for season opening (\$790) and Pool Management (\$8250).

Managing Agent: Dave Hering indicated that additional pool passes would be needed in order to maintain a proper level of inventory; the board approved the purchase of an additional 500 adult passes.

Pool Committee: Dick Toskes and Bernard stated that they looked into the purchase of additional umbrellas for the pool but found out that it was too late to acquire them for this pool season. 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 approved the payment of a bill submitted by Swim Metro for installation of grates to cover increased cost.

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 to register in order to obtain their pool passes.

Social Committee: Our opening free hot dog day at the pool was an enormous success with our biggest ever pool turnout. Refreshments were served including hot dogs, drinks, snacks and cookies. The social committee is planning a free ice cream day at the pool later in June; additional information will be provided by mass email in next week or so.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

- 6) **Member Voices:** Resident Clifton Barnhill expressed his thanks to the board for their continuing efforts to serve the community. The board advised Clifton that they had adopted his suggestion to develop a “welcome package” which is now given to each new homeowner when they move into the community.
- 7) **Grounds Committee:** Director Bernard Cordeau indicated that he has completed repairs at the pool (replaced rotten wood). As usual, the board thanked Bernard for these efforts.
- 8) **Unfinished Business: Holliman Playground landscaping proposal.** The board discussed the bids received to freshen up the Holliman playground and decided that all bids received were too high. Director Bernard Cordeau indicated that he would undertake the improvements at 1/3 the anticipated cost. The Board approved an expenditure of approximately \$1500 to complete the items at the playground which will include framing the play areas, removing tree roots, improving pathway and the spreading of approximately 5 inches of playground mulch in accordance with the appropriate safety codes.

The Board approved the removal of tree that was considered a safety hazard.

- 9) **New Business:** - The board approved the purchase of a new refrigerator/freezer for the pool to be housed in the chemical room which would eliminate the need to install new electrical lines and would enhance security of the refrigerator. Purchase not to exceed \$500.00

Next meeting Time and Place –

Our next meeting will be at 6:30 p.m. on Thursday, July 8, 2010 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

The meeting adjourned at 7:50 P.M.

Executive Session – The Board discussed the current violation report and to issue violations letters where appropriate – see violation report for specifics.

Actions Approved by the board

Approved expenditures for purchases of new refrigerator (\$500);
Approved expenditure to improve Holliman playground (\$1500);