

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
July 19, 2011**

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 Becky Davis on July 19, 2011. 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: Becky Davis, Morris Leake, Dick Toskes, Bernard Cordeau and Crystal Montague-Holland.

Also present was the association's managing agent Dave Hering and Social Committee chairperson Diane Miller.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Morris Leake, seconded by Bernard Cordeau that the reading of the minutes of June 21, 2011 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – None

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in excellent shape. Our delinquent accounts have decreased to \$12,801. We now have 12 homeowners who have been referred to our collection agency for potential legal action and if necessary the filing of liens.

For the month, our total number of delinquent accounts was reduced, the number of collection accounts was reduced and the dollar amount in collection status was reduced.

A CD was rolled over this month and reinvested at 1% for 13 months.

Treasurer Dick Toskes pointed out that the delinquent dues of \$12,801 are a culmination of delinquent dues for the past 10 years and not delinquent dues for only this year. A delinquent account is not taken off the books until we are advised by our legal firm to do so.

- **Remember, your next quarterly dues of \$125 were due July 1, 2011. Payment of your dues should be made to Magnolia Ridge at Virginia Center, c/o Community Partners of Virginia, P.O. Box 60606, Phoenix, AZ 85082-0606. Please use the coupon book and envelop that was provided to you.**

Our major expenditures for the month of June were as follows:

Management \$3200
Social events for Easter and Opening Day hot dog party \$449
Pool Contract \$10,546
Pool Repairs \$652

Our replacement fund now stands at \$182,385 and is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our “Replacement Study Report”.

Managing Agent:

Dave Hering informed the board that the new community administrator is Ellen Costlow who replaces Cindy Howell – same phone number of 560-4260 extension 210. Residents should contact Ellen to report community maintenance, grounds issues or a question concerning the pool passes.

Pool Committee: The board discussed the need to have a “box” at the pool to hold any fees collected for pool visitor (\$5) per person; Becky agreed to pick up the box for use by our pass checkers.

Dave Hering agreed to request front entrance keys for the front gate from Virginia Swim Club since the front lock was changed.

Social Committee: The meeting was attended by our new social committee chairperson, Diane Miller. .

Diane indicated that she has met with her social committee and they have planned some new upcoming social events.

The next event will be a “Cornhole” tournament to be held at the tennis courts on August 13th at 1:30 P.M. – please contact mklokkenga@yahoo.com or call him at 882-8949 to register for the tournament – come and enjoy the fun. You must be 16 and older to participate.

The social committee is also planning a “free Kona Ice” day at the pool on July 30 from 12:00 to 1:00 – the first 125 persons will be given a ticket for a free Kona Ice treat – bring the kids to the pool for this event.

Other social events will be announced in the near future.

Communications: President Becky Davis indicated that the BOD minutes for May and June have been posted to our web site.

Welcome Committee: No report this month.

Neighborhood Watch Committee: Robin Milwit is planning a “National Night Out” to be held in October at the pavilion; additional information will be coming out as the date approaches. Presently, Robin is planning that pizza will be made available and that our local Henrico County police will be invited to attend and make a presentation.

6) **Member Voices:** No comments this month.

7) **Grounds Committee:** Director Bernard Cordeau indicated that he has refreshed the mulch at the playground by the pavilion. Bernard has also met with Tilley’s to adjust all of the water sprinklers to assure maximum coverage. Bernard further stated that he needed to replace the sprinkler heads at the front entrances with higher (taller) sprinklers – the board authorized Bernard to purchase the sprinkler heads.

8) **Unfinished Business:**

The BOD’s approved a new “pool party policy statement” that will be in effect for the 2012 pool season and will be mailed to all residents next year prior to the pool opening.

9) **New Business:**

Dave Hering presented to the board a 2012 “Pool Pass Policy” and “Pool Pass registration policy” – board members are to read both documents for discussion at our next board meeting. The purpose of these documents is to make it easier to register for pool passes.

Homeowners are reminded to keep their 2011 pool passes for use next year; 2012 stickers will be issued to be attached to the pool passes.

Next meeting Time and Place –

Our next BOD meeting will be at 6:30 p.m. on Tuesday, August 16, 2011 at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

Please note that our meeting night has changed from Thursday to Tuesday.

The meeting adjourned at 7:30

Executive Session – None