

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
June 21, 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 June 21, 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, pool chairperson Connie Bender and Social Committee chairperson Diane Miller.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Director Dick Toskes, seconded by Bernard Cordeau that the reading of the minutes of May 17, 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 \$14,760. 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.

Treasurer Dick Toskes pointed out that the delinquent dues of \$14,760 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 are 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 May included payment of our management fees (\$3200), payment for lawn services (\$3300), pool management services \$8250 and community improvement projects of \$12,930 – the community improvement projects were the completion of the pool cement area and the installing of our new canopy over the cemented area.

Our replacement fund now stands at \$183,332 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 advised the board that the playground near the pavilion was inspected by the company that installed the equipment and that everything was in good working order. The only recommendation was to smooth out the mulch area and maybe add some as needed. Director Bernard Cordeau will look into this matter and take necessary action.

Dave also recommended to the pool that we alter our pool pass registration procedures for next year in those persons who received pool passes this year will receive them next year automatically without having to register again unless they are behind in their dues or new to the community or need new passes. The board requested Dave to finalize his proposal and re-submit it to the board for final approval.

**Pool Committee:** Pool Chairperson Connie Bender stated that everything appears to be going well at the pool; the pool is now open each day at 11:00.

**Social Committee:** The meeting was attended by our new social committee chairperson, Diane Miller. Diane will be assisted by a number of mothers within the community and that have excellent suggestions for increasing our social activities for this year.

Our next social event will be our July 4th “free hot dog” day at the pool; look for a mass email on this event later which will provide additional information; at present hot dogs, chips, cookies, soda, etc will be served from 12:00 to 2:00 on that day.

The Board also authorized Diane to obtain an entrance card to one of the major food suppliers, like Costco or Sams, etc. This will enable several persons to assist in obtaining the necessary food items we need for our social events. A reimbursement procedure was also approved by the board so that the social committee members can get their reimbursement in a timely fashion.

**Communications:** No report this month.

**Welcome Committee:** Our Welcome package has been updated and is now ready for distribution to our new residents. Both Dick Toskes and Bernard will give out the welcome package to new residents.

**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 continued his efforts to make repairs to community property; this past month Bernard continue his repairs to the pool bath rooms, including fixing the toilets, painting the bath room floors and fixing leaks in the bath rooms. Bernard was assisted in painting the bath rooms by Charles York – we appreciate their efforts. Bernard and Charles have also been working with Tilley’s to make sure our irrigation system is working properly.
- 8) **Unfinished Business:**
- 9) **New Business:**

A substantial discussion was held concerning our procedures for renting the pool for a private party. It was decided by the board that **under no circumstances will alcohol be allowed** at any private or community event due to our concerns for safety and insurance coverage. The board also decided:

1. The pool cannot be used for a private party on weekends (Saturday/Sunday);
2. Week day events can only be for a couple of hours (2 or 3) and cannot go beyond 8:00 at night;
3. Private Parties will be limited to no more than 25 persons; parties with more than 10 guest will require approval of Virginia Swim club and payment for an extra life guard;
4. Parties of less than 10 persons only require payment of the \$5.00 guest pass fee;

Our goal is to make visitations to the pool by our homeowners’ as enjoyable as possible.

**Next meeting Time and Place –**

Our next BOD meeting will be at 6:30 p.m. on Tuesday, July 19,, 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 8:00

**Executive Session** – The board discussed various violations in the executive session and authorized our managing agent to issue violation letters where appropriate.

