

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 17, 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 May 17, 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 plus Connie and Jim Bender.

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 April 12, 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 good shape. Our delinquent accounts increased to \$21,403 which is approximately \$3000 higher than this time last year. We now have 16 homeowners who have been referred to our collection agency for potential legal action and if necessary the filing of liens.

- **Remember, if you have forgotten to make your April 1st quarterly dues payment of \$125.00, please do so now to avoid further court cost, late filing fees, or collection action. 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.**

Keep in mind you will be denied entrance to the swimming pool if you are behind in your association dues.

Our major expenditures for the month of April included payment of our management fees (\$3200), insurance premiums of \$5313, payment for lawn services (\$3300), \$1500 for printing of our association dues coupons, pool management services \$6187 and repairs to the pool rest rooms \$685.

Our replacement fund now stands at \$182,419 and is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our "Replacement Study Report".

We anticipate major expenses in May for our pool operations including payment for major improvements/additions to the pool area.

Managing Agent: none this month

Pool Committee: Pool Chairperson Connie Bender stated that the pool will open on May 28, 2011 and close on September 5, 2011. Connie will meet with the new life guards and the teens to discuss operations for the new pool season.

Keep in mind residents will not receive a pool pass or gain access to our pool unless they are current with their association dues.

Social Committee: Our spring yard sale was a major success with numerous homeowners participating and a steady stream of customers throughout the day.

Our next social event will be our opening pool day "free hot dog" event; look for a mass email on this event later as we get closer to our opening day. In accordance with past tradition, opening day at the pool will include be free hot dog, soda and cookies at the pool. .

Communications: No report this month.

Welcome Committee: Our Welcome package is in the process of being updated to reflect our new directors and pool registration procedures; Dick Toskes will have the new version printed and available for distribution to new residents.

Neighborhood Watch Committee: No report this month.

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, replacing or repairing all of the lights and fixing the circulation fans. Bernard will also arrange for the floors to be painted prior to opening day.

8) **Unfinished Business:**

A new canopy has been installed over the new cement area to provide substantial additional seating and shade at the pool.

The majority of the meeting was devoted to the discussion of the replacement of a new motor for the pump room at the pool. Thomas from our pool management attended the meeting to explain the problems with the current motor and system. Thomas stated that the company has had difficulty in locating a replacement motor which without it the pool cannot open. After considering all alternatives the board approved the purchase of a new motor and system at a cost of approximately \$7000. The old motor and system was approximately 12 years old. Cost the new motor will come out of our replacement fund. The pool management company will drain and flush the pool so that it will be operational by opening day.

9) **New Business:**

None

Next meeting Time and Place –

Our next BOD meeting will be at 6:30 p.m. on Tuesday, June 21, 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 7:45

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

