

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
November 15, 2011**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Property Owners Association was called to order by President Becky Davis on November 15, 2011. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

All Board of Directors were present: President Becky Davis, Dick Toskes, Bernard Cordeau, Morris Leake 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 October 18, 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. We currently have \$265,537 in our cash accounts of which \$180,065 is in our replacement fund. Our delinquent accounts now total \$29,978 which is a substantial increase over last month. We have 16 homeowners (out of 415 homeowners) in "collection status" which means they have been referred to our collection agency for potential legal action and if necessary the filing of liens.

Homeowners are reminded that their quarterly dues were due on October 1, 2011; reminder notices were mailed to delinquent accounts on November 7, 2011. We expect the delinquent dues to decrease after the mailing of the reminder notices; please pay your dues timely to avoid late penalties and potential court action including the filing of liens.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues for the past 10 years and not delinquent dues for only the current year. A delinquent account is not taken off the books until we are advised by our legal firm to do so. Also, delinquent dues are collected when a house is sold with an outstanding balance. The actual increase in delinquent dues for this year is \$3800 which is offset by the collections of late fees and fines.

- **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 envelope that was provided to you.**

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

Management \$3200
Lawn Maintenance \$3,307
Water Irrigation \$1562

Our expenses for the next six months will be lower due to the closing of the pool, less cost for water irrigation and pool management.

Our replacement fund 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 reminded the board that the community administrator is Ellen Costlow who replaced 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 of Directors signed a contract extension of our current pool management contract with Virginia Swim Club (expiring on 12/31/12) for an additional 2 years through the end of 2014. The extension will be at the same cost as our current contract. This contract extension is part of the board’s efforts to keep our cost of operations at the lowest possible level in order to maximize our community resources.

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

Since the last meeting the social committee has held a successful yard sale, a trash pickup day and a Halloween party and parade for the children within the community.

The next social event is Christmas caroling to be held on December 10, 2011 at 6:30 PM – additional information will follow later.

Diane also requested improvements to be made to our home web site in order to better communicate upcoming social events. President Becky Davis indicated that she would contact Denton to discuss potential improvements to the web site.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

- 6) **Member Voices:** No comments this month.
- 7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard has turned off the irrigation watering for the year; we anticipate that Bernard's efforts to monitor the water irrigation system this past year will generate substantial savings to the community by reducing water cost.

The board agreed to replace several trees on Magnolia Ridge drive that were damaged during the past storm season – the trees will be replaced in the spring.

We have been notified that our lawn management company is no longer in business – see additional comments below.

- 8) **Unfinished Business:** None
- 9) **New Business:**

As indicated above, our lawn management company has gone out of business. Our managing company through Dave Hering requested numerous bids from other lawn maintenance companies (7). The Board reviewed and discussed all of the submitted contracts and voted to accept a bid from TruGreen based upon their performance and cost. Dave Hering will contact them so that they can start immediately to winterized the common grounds and cut the grass one more time for the winter. The contract with TruGreen will include 4 inspections of our irrigation system – new contract will generate additional cost savings to the community since the board negotiated a new contract lower than our old contract.

Next meeting Time and Place –

There will be no board meeting in December due to the Holidays.

The meeting adjourned at 7:30. Our next BOD meeting will be at 6:30 p.m. on Tuesday, January 17, 2012 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.