

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
October 18, 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 Treasurer Dick Toskes on October 18, 2011. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

A quorum was present with the following directors in attendance: Dick Toskes, Bernard Cordeau, Morris Leake and Crystal Montague-Holland; Becky Davis was unable to attend.

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 September 20, 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 \$250,130 in our cash accounts of which \$179,224 is in our replacement fund. Our delinquent accounts now total \$16,955. We have 15 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.

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.

- **Remember, your next quarterly dues of \$125 were due October 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 envelope that was provided to you.

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

Management \$3200
Pool Contract \$2,368
Lawn Maintenance \$3,307

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 canopy at the pool has been taken down and is being stored in the bath room; Capital Awning will reinstall the canopy next spring prior to pool opening.

The Board of Directors voted to approve an 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.

The Board also discussed the new American with Disabilities requirements for pools and determined that our operations are exempt from the new rules since we do not sell outside memberships and that we do not have a swim team.

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

Diane indicated that the Children's' sing a long was well attended and enjoyed by all.

Our next social event will be the Community Wide Yard Sale on 10/22/2011; newspaper ads will be placed in the local newspapers and other vehicles to advertise the event. Remember to place a balloon on your mailbox to advertise your participation in the yard sale.

The following week we will have a trash pickup day (10/29/2011); residents must be present to load the trash into the trash truck as it goes through the community.

The social committee is also planning a Halloween event on 10/30/2011; there will be a parade and refreshments served for the kids.

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 fixed the tennis court gate that was damaged by a downed tree. Bernard is all in the process of making additional repairs to the bathrooms at the pool. Bernard has also worked closely with Tilley's in managing our irrigation system in order to reduce cost over the prior year; so far, Bernard's efforts have paid off with a significant reduction in irrigation cost for this year.
- 8) **Unfinished Business:** None
- 9) **New Business:**

The board approved an extension of our current pool management contract with Virginia Swim club at the same cost to the community – see above.

Next meeting Time and Place –

Our next BOD meeting will be at 6:30 p.m. on Tuesday, November 15, 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 7:15

Executive Session – None this meeting.