

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
August 21, 2012**

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 August 21, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board of Directors that were present: Becky Davis, Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland.

Also present were the association's managing agent Dave Hering and resident Jack Bender.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of July 17, 2012 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 excellent. The Board has made a concerted effort to control our monthly expenses by negotiating favorable contracts with our vendors and keeping a close eye on monthly expenses such as water irrigation, repairs and other cost.

This past month substantial repairs were made to the pool including \$1500 for sand replacement in our filters and approximately \$5000 for repairing the pool lower end walk way. The \$5,000 repair was taken out of our replacement fund.

We currently have \$301,016 in our cash accounts including \$183,867 that is set aside in our replacement fund. Our delinquent accounts now total \$27,719. We have 13 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 to do so by our legal firm. Also, delinquent dues are collected when a house is sold with an outstanding balance.

**The next quarterly dues are due on October 1, 2012; 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 replacement fund is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our "Replacement Study Report".

Key expenses for the month included \$3286 for management services, \$10,899 for pool operations, \$2848 for lawn maintenance and \$425 for pool repairs.

We rolled over a CD at Union First Market Bank in the amount of \$61,280 for 27 months at .80% interest rate. The new CD matures on 11/12/2014.

**Managing Agent:** None

**Pool Committee:** The guard stands have now been fixed and Bernard delivered several umbrellas to the pool that had been repaired and are now usable. We should have sufficient umbrellas to get us through the balance of the pool season.

**Social Committee:** Diane Miller informed the board that the Kona Ice event was very successful and well attendant.

Diane further stated that the James River social event will be held on September 21, 2012; a mass email will be issued with additional details on the event.

Diane also indicated that the yard sale will be held on September 29, 2012 and the cleanup day for community trash will be October 6, 2012. A truck will go through the community on trash clean up day and pick up all trash/items at the bottom of the driveway.

Diane stated that residents should refer to the home page of our web site for upcoming social events and scheduled meetings.

**Communications:** No report this month.

**Welcome Committee:** No report this month.

**Neighborhood Watch Committee:** none

6) **Member Voices:** None

7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard expressed his dissatisfaction with the services by our Lawn Maintenance Company and a meeting has been scheduled for 8/24/2012 at the pool to go over our concerns. Bernard will be specific as to our concerns and action needed by TruGreen to improve the appearance of the grass cutting areas and our flower beds.

- 8) **Unfinished Business:** Bernard suggested that caution stamps be placed at the pool zero depth entry point; Bernard will look into the cost and what needs to be done to obtain the pool stickers.
- 9) **New Business:**

The board reviewed several bids for seal coating the pool parking lot this fall. The board approved a contract with Total Asphalt Service, Inc. at the cost of \$4,315.00 which includes the parking lot and walkway by the pavilion.

The balance of the meeting took place discussing community concerns over the overall appearance of the community. Concerns have been expressed about grass cutting by our lawn maintenance company, timely grass cutting by individual homeowners, the placement of trash containers on driveways, missing shutters on the front of houses, the appearance of the shutters that need re-painting and junk/trash on driveways that is visible from the street.

The board will continue to issue violation letters for violations and where appropriate will fine homeowners who fail to take action to correct the violations. Dave Hering will also prepare a letter to go to all homeowners advising them of our concerns and what action is needed to stay compliant with our rules and covenants.

**Next meeting Time and Place –**

The meeting adjourned at 7:30. The next BOD meeting will be on September 18, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.

In Executive session the board approved the issuance of violation warnings and the imposition of fines on several residents for failure to correct violations timely.