

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
February 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 February 21, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

All of the Board of Directors were present: President Becky Davis, Dick Toskes, Bernard Cordeau, Morris Leake and Crystal Montague-Holland.

Also present were the association's managing agent Dave Hering and resident Clifford Bernhard.

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 January 17, 2012 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Becky has been working with Denton to make changes to our community web site and post the BOD minutes.

Treasurer: Dick Toskes reported that the financial condition of the association continues to be in excellent shape. We currently have \$291,176 in our cash accounts including \$182,581 that is set aside in our replacement fund. Our delinquent accounts now total \$29,884 which is an increase from last month. We have 16 homeowners (out of 415 homeowners) in “collection status” (down from 16 last month) 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 next quarterly dues will be due on April 1, 2012. If you have not yet paid your January 1, 2012 dues, please do so now to avoid referral to our attorneys for collection 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 to do so by our legal firm. Also, delinquent dues are collected when a house is sold with an outstanding balance.

- **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 December were as follows:

Management \$3286
Lawn Maintenance \$2,848
Audit and Tax Preparation \$2,650

Our Lawn Maintenance expense is now lower due to the board's negotiations with a new lawn maintenance company at a substantially lower rate than the prior company.

Our expenses for the next two 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".

All residents should be aware that new pool stickers for the 2012 pool season will not be issue to any resident who is not current in their dues assessments.

Managing Agent:

Dave Hering reminded the board that Tonya Duncan is now our community administrator and should be contacted for resolution of routine items.

Dave is also working with our tree company, Berlin, and a resident to remove a tree that fell in the common ground and on the resident's property; the warm weather is preventing the tree company from completing the removal of the tree due to the soft ground and to limit any damage to the homeowner's property

Pool Committee:

At the beginning of the meeting, Brent Welch of Virginia Swim Club Management addressed the board concerning the upcoming pool season. Brent has replaced our prior pool management company and will be responsible for this year's pool activities.

At the prior meeting, 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. Brent indicated that he will honor the contract extension that was negotiated with the prior company.

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: Diane Miller was not able to attend this meeting but informed the board by email of the following upcoming social events:

Next community yard sale: March 24, 2012
The fall year sale will be: September 29, 2012
The community trash pickup will be October 6, 2012
The Easter Egg Hunt will be held on April 7, 2012
The pool opening will be May 26, 2012
The next Corn hole tournament will be held in June.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

- 6) **Member Voices:** Clifford Barhill stopped by to express his support for the Board of Directors.
- 7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard during the past month has made repairs to the tennis courts, the path by the tennis courts and turf damage in the circle near the pool entrance.

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

The board approved a new budget for the year starting 4/1/2012 through March 31, 2013. A copy of the approved budget will be included the package mailed to residents for the upcoming annual meeting to be held on March 13, 2012.

Dave also informed the board that the annual meeting package will be mailed to all residents by March 1, 2012.

The next Annual Meeting will be held on March 13, 2012 at Aunt Sarah's Pancake house on route 1 across from the DMV.

Next meeting Time and Place –

The meeting adjourned at 7:40. There will be no BOD meeting in March due to the annual meeting being held on March 13, 2012. The next BOD meeting will be on April 17, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.