

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
July 17, 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 July 17, 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 Morris Leake.

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 June 19, 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 and is improving each month. 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 \$314,009 in our cash accounts including \$183,027 that is set aside in our replacement fund. Our delinquent accounts now total \$17,621 which is a decrease from the past several months. 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 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".

Managing Agent:

Dave Hering reminded the board that Tanya Duncan is now our community administrator and should be contacted for resolution of routine items. Dave also informed the board that he has been meeting with TruGreen (lawn management company) to review which areas needed to be mowed each week, what areas needed weeding and what areas needed to be cleaned up. Also Dave requested TruGreen to cut the low hanging limbs on the Virginia Center walkway.

Pool Committee: The board has asked Dave to follow up with our Pool Management Company to either fix the guard stands or have them replaced as quickly as possible.

Social Committee: Diane Miller informed the board that the **corn hole** tournament was a great success with 19 teams participating.

Diane also stated that the Kona Ice day has been rescheduled to August 11, 2012 from 12:00 to 1:00.

After further discussion, the proposed "teen party" has been cancelled until next year.

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: No report this month.

6) **Member Voices:** None

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

Bernard indicated that additional mulch was needed for the playground by the pavilion and that the parking lot needed to be resurfaced. The board requested Dave to seek bids for the parking lot to be completed after the pool is closed (most likely in September).

Dave advised the board that our lawn management company will be spraying the common grounds areas for weeds on July 24, 2012; signs will be posted. An email will be sent to all residents making them aware of the spraying.

8) **Unfinished Business: None**

9) **New Business:**

The board approved new Association Complaint Procedures as required by Virginia Code which calls for procedures for the resolution of certain complaints from association members and other citizens. The procedures will be posted to our web site.

Next meeting Time and Place –

The meeting adjourned at 7:30. The next BOD meeting will be on August 21, 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.