

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 19, 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 Treasurer Dick Toskes on June 19, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) Quorum Status

Board of Directors that were present: Dick Toskes, Bernard Cordeau and Diane Miller. Crystal Montague-Holland and President Becky Davis were not able to make the meeting due to prior commitments.

Also present were the association's managing agent Dave Hering and social committee chairperson Diane Miller. Resident Denise Johnson and representatives from Virginia Swim club were also present.

3) Approval of Agenda

The Agenda was approved as submitted.

4) Disposition of Minutes

Motion was made Diane Miller, seconded by Bernard Cordeau that the reading of the minutes of May 15, 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 is in excellent shape and continues to improve 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 and repairs.

We currently have \$307,352 in our cash accounts including \$187,079 that is set aside in our replacement fund. Our delinquent accounts now total \$19,737 which is a decrease from the past several months. 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.

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 July 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.

Pool Committee: Director Cordeau informed the board that he purchased three new umbrellas for the pool as back up and has taken six other umbrellas to our vendor to be fixed but they will not be available for approximately four weeks. The board believes that we currently have enough umbrellas to get us through the current pool year.

Social Committee: Diane Miller informed the board that the **corn hole** tournament will be held on June 30, 2012 at the tennis courts and will begin at noon.

Diane also stated that the July 4th day hot dog cookout will be held on Wednesday from 12:00 to 2:00.

Diane further stated that there will be a KONA ice day at the pool on July 14, 2012 from noon to 1:00.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

6) **Member Voices:**

Resident Denise Johnson requested that our web site home page reflect the date and place of the next board meeting so that residents would be aware of the meeting. Also, she raised a concern over pets being present at the pool. The board advised that pets are not to be inside the pool gate area and that the rules will be amended to include this rule. The comments offered by Ms. Johnson were very informative and helpful to the board; we encourage other residents to attend our monthly meeting so that we can address their concerns.

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

Bernard during the past month has made repairs to our water irrigation system by replacing or repairing many irrigation heads and has installed a new hot water tank at the pool.

Bernard's efforts have saved the community substantial funds over the past several years by having by having the repairs made in house as opposed to hiring outside contractors.

8) **Unfinished Business: None**

9) **New Business:**

Representatives of Virginia Swim Club attended the meeting at the Board's request to review the pool operations for the first month of the pool season and to address come concerns that have been noted. The manager, his assistant and our head lifeguard all expressed their desire to have a great pool season and resolve any concerns that may have arisen during the first month of operations.

Rental of the pool: The Board clarified that pool parties are not allowed on weekends (Saturday or Sunday) and only parties of less than 25 are permitted during the week. The pool management company has been provided with a copy of our pool rental rules.

The board indicated that our first priority is to have the pool available to our own residents and we are not encouraging the rental of the pool if it interferes with the pleasure of our residents.

The board also stated that under no circumstances is alcohol permitted at the pool for any function. Also, pets are not permitted inside the pool

Next meeting Time and Place –

The meeting adjourned at 7:30. The next BOD meeting will be on July 17, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.