

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
May 15, 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 May 15, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

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

Also present were the association's managing agent Dave Hering and pool chairperson Connie Bender.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Dick Toskes, seconded by Bernard Cordeau that the reading of the minutes of April 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 is in outstanding shape. We currently have \$319,422 in our cash accounts including \$186,246 that is set aside in our replacement fund. Our delinquent accounts now total \$25,211. We have 18 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. Of the \$25,211 delinquent accounts, \$17,468 is in collection status.

The board anticipates that some of the delinquent accounts will be collected in the near future as we approach the opening of the pool and residents can not gain access to the pool if they are behind in their dues payments.

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 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 Tanya Duncan is now our community administrator and should be contacted for resolution of routine items.

Dave also informed the board that 2012 pool stickers have been mailed to residents this past week. Dave also said that the white fencing on Virginia Center Parkway is currently being power washed.

**Pool Committee:** Connie Bender is in the process of hiring teen gate checkers and they will be notified in the next week.

Capital Awning will be installing the cover for the canopy on May 16, 2012 so that it will be ready by opening day.

**Social Committee:** Diane Miller informed the board that the pool open day hot dog cookout will be held on May 26, 2012 from 12:00 to 2:00.

The corn hole tournament will be held on June 30, 2012 at 1:30 at the tennis courts; prizes will be awarded to contest winners donated by our local merchants.

Becky also informed the board that our web site home page will be updated to allow for the posting of multiple social events (6) so that our residents will be kept informed of all yearly social events.

**Communications:** No report this month.

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

### **Neighborhood Watch Committee:**

August 7, 2012 is “National Night Out” and our local police officers will be present at the pavilion to meet with our residents and discuss current any concerns or to answer any questions.

6) **Member Voices: None present.**

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

Bernard is presently replacing broken heads on our water irrigation system; he has fixed a pot hole on the walkway, and he is replacing the circulation fans in the lifeguard rooms.

8) **Unfinished Business: Condition of lawn maintenance.**

The board met with representatives from TruGreen Landcare to express our concerns with the quality of the service we have been receiving. The board was informed that the previous project manager has been replaced and the new Branch Manager David Bryant assured the board that improvements are in process. The Board listed a number of areas that they would like to see improved (common ground grass cutting, weed removal, front entrance upkeep, weed spraying, etc); the representatives stated that these areas will be monitored very closely.

9) **New Business:**

The board approved a cost schedule for association members requesting inspection and reproduction of records as required by the Virginia General Assembly; the cost schedule was signed by President Becky Davis.

**Next meeting Time and Place –**

The meeting adjourned at 7:45. The next BOD meeting will be on June 19, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.