

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
September 18, 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 September 18, 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, Connie Bender (pool chairperson) and resident Clifford Bernhard.

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 August 21, 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.

We currently have \$291,165 in our cash accounts including \$185,375 that is set aside in our replacement fund. Our delinquent accounts now total \$24,132. We have 14 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, \$4,476 for pool operations, \$2848 for lawn maintenance and \$2,680 for water and sewer.

Managing Agent: None

Pool Committee: Pool chairperson Connie Bender informed the board that the majority of the pool furniture has now been stored away for the winter season. Connie provided an inventory of pool furniture and suggestions as to what items needed to be purchased for next year's pool season. The board authorized the purchase of new umbrellas (8) for next season plus several tables to replace the ones that are broken. Also, the Board asked Bernard to look into replacing the lifeguard stand seats (2) prior to next season. Dave suggested that the pool manager (Brent) be invited to the next meeting to discuss the low end water entrance which was repaired this year but seems slippery.

Social Committee: Diane Miller informed the board of the upcoming social events:

James River Wine festival – September 21, 2012

Yard Sale – September 29, 2012

Bulk Trash Day – October 6, 2012

Sing a Long event – October 6, 2012

On the bulk trash day, a truck will go through the community 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:** Resident Clifford Berhard attended the meeting and expressed his support for the mass mailing to all our residents concerning the overall appearance of our community.
- 7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard advised the board that he added 8 yards of mulch to the playground by the pavilion and suggested that in the spring, additional mulch be added to the playground at the Holliman entrance.

Bernard also informed the board that the walking path and pool parking lot has been seal coated and parking lines redone.

Diane requested that Bernard look into replacing the soccer nets in the soccer field.

8) **Unfinished Business:**

9) **New Business:**

The board approved a new Landscaping contract for the 2013 year with Nature's Way Landscaping at a cost of \$38, 675 including the necessary irrigation inspections. This new contract is approximately \$4,500 that our contract with our prior company.

The board also approved a contract with Nature's Way to remove the butterfly bushes behind the kiddy pool and replace with 8 schip laurel bushes (\$1,285).

The board also approved a contract with Nature's Way to redo the flower beds near the fire station area. Improvements will be made to the center way bedding and to both sides of the Virginia Center Parkway (\$3,185).

The above landscaping contracts are being entered into to improve the appearance of the entrance to our community and part of our multi-year plan to improve the landscaping throughout the community.

Next meeting Time and Place –

The meeting adjourned at 7:45. The next BOD meeting will be on October 16, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.