

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
July 16, 2013**

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 July 16, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

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

Also present was the association's managing agent Dave Hering and resident Clifford Barnhill.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made President Becky Davis, seconded by Bernard Cordeau that the reading of the minutes of June 18, 2013 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 improving each month.

We currently have \$329,098 in our cash accounts including \$192,855 that is set aside in our replacement fund. Our goal is to get our replacement account up to a total of \$200,000 to cover anticipated replacement of community assets.

Our delinquent accounts now total \$23,752. 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.

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.

**Next quarterly dues will be due on July 1, 2013; 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".

The board plans to increase our replacement fund to a balance of \$200,000 as recommended by our replacement study.

**Managing Agent:** None

**Pool Committee:**

Our pool chairperson Connie Bender was not able to make the meeting but had raised concerns to the pool management company that the pool was not being maintained in a proper manner (pool water was not clean or clear, tables need to clean off, etc). Director Diane Miller expressed these same concerns at the meeting. Dave Hering will contact the pool management company to have these items addressed immediately and for the pool management company to come to the next meeting to discuss the pool operations and the year end wrap up.

Diane also requested Bernard to replace one of the steps on the lifeguard stand as a safety precaution.

**Social Committee:**

Diane informed the board that the following events are planned:

Kona ice cream day – August 10, 2013

Free hot dog day – August 31, 2013

Wine Festival – September 20, 2013

Residents should refer to our home page for additional information and social event dates.

**Communications:** No comments this month.

**Welcome Committee:** No comments this month

**Neighborhood Watch Committee:**

Robin is having "National Night Out" on August 6<sup>th</sup> at 6:30 at the Magnolia Ridge Playground. Fire Trucks and police officers will be in attendance. Plus there will be a chalk contest and ice cream will be provided.

6) **Member Voices:**

Resident Clifford Berhard raised a concern about some residents over paying their dues and not being notified – the management company agreed to forward a new report to the Treasurer to address this problem.

Mr. Berhard also raised a question about replacement pool passes and the board was able to resolve his concerns in this area.

- 7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to make repairs to our community property including repairs at the pool so that we will have a successful pool season. Bernard is also meeting with our lawn maintenance company to inspect our irrigation system and perform necessary repairs.

- 8) **Unfinished Business: None**

- 9) **New Business: None**

**Next meeting Time and Place –**

The meeting adjourned at 7:30.

Our next board meeting will be held on August 20, 2013 at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia starting at 6:30. Residents are encouraged to attend.

**Executive Actions**

The board discussed issuing a mass email to all residents advising them to properly maintain their shutters and front doors; must be same color and not faded.