

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
September 17, 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 Vice-President Crystal Montague-Holland on September 17, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board members that were present: Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland. President Becky Davis was not able to attend.

Also present were the association's managing agent Dave Hering and Neighborhood watch Co-chairperson Tim Parent; Pool chairperson Connie Bender was also present at the meeting.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Vic-President Crystal Montague-Holland, seconded by Bernard Cordeau that the reading of the minutes of August 20, 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 improve each month and that we are currently in excellent financial shape.

As of August 31, 2013, we have \$332,008 in our cash accounts including \$194,869 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 \$27,094 which is \$8347 lower than last month. 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 14 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.

**Our quarterly dues were 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.**

**Next quarter's dues is due on October 1, 2013.**

Our replacement fund is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our "Replacement Study Report".

An analysis of our current year operating expenses indicates that we expect to come in "under budget" in the majority of our budget line items for our budget year ending March 30, 2014.

**Managing Agent:** Dave indicated that our pool management company will be making pool concrete repairs in September; also that they will fix a leak in the same area.

#### **Pool Committee:**

Pool chairperson Connie Bender gave a recap of last year's pool operations and indicated that overall, things went very well. Connie provided the board with a list of items that needed to be addressed for next year's pool season (concrete work, purchase of additional pool tables and chairs).

The board also approved the purchase of a new pool cover to be installed after the current season is over, most likely in September. The old cover was approaching 14 years old; we also will have new anchors installed to hold down the new pool cover. A contract was signed with Virginia Swim Club Management for the installation of the pool cover.

#### **Social Committee:**

Diane informed the board that the following events are planned:

Wine Festival – September 20, 2013

Yard sale – 9/28/2013

Trash pickup day -10/5/2013

Sing Along – 10/5/2013

Halloween Parade

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

**Communications:** No comments this month.

**Welcome Committee: Delivery of welcome packages is up to date.**

**Neighborhood Watch Committee:**

Co-Chairperson Tim Parent gave an excellent presentation on efforts the association can take to reduce “solicitations” within the community. Tim agreed to pursue designing a sign to be made available to individual homeowners for posting on their mailboxes. Tim will present his design, cost and recommendations at a future board meeting.

6) **Member Voices: - None**

7) **Grounds Committee:** Director Bernard Cordeau indicated that he corrected the tennis nets and that he will paint the tennis backboard.

8) **Unfinished Business: See comments above on tennis courts.**

9) **New Business:**

The board approved the purchase of a new pool covering to be installed by Virginia Swim Club Management (\$15,000);

The board approved landscaping work to be done by Nature’s Way to replace 5 trees on Magnolia Ridge Parkway and work to be done on Virginia Center Parkway (\$2,545)

**Next meeting Time and Place –**

The meeting adjourned at 7:30.

Our next board meeting will be held on October 15, 2013 at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia starting at 6:30. Residents are encouraged to attend.

**Executive Actions**

None at this meeting.