

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
June 17, 2014**

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 June 17, 2014. 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, Crystal Montague-Holland and Jon Adam (came later).

Also present were the association's managing agent Dave Hering and social committee chairperson, Diane Miller.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Crystal Montague-Holland, seconded by Bernard Cordeau that the reading of the minutes of May 20, 2014 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 in excellent shape.

As of May 30, 2014 we have \$358,363 in our cash accounts including \$229,978 that is set aside in our replacement fund. Our delinquent accounts now total \$28,756 which is \$6,785 less than last month. We have 21 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.

Next Quarterly dues will be due on July 1, 2014; 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.

May key expenditures included management fees (\$3420), Lawn Maintenance (\$3223), and pool repairs \$1095.

Managing Agent: None this month

Pool Committee: Major repairs were completed at the pool prior to opening day. Thanks go to Director Bernard Cordeau, Charles York and his wife, Jackie for all of their efforts to get the pool area in great shape. The pool house, shed and pool cement were power washed also prior to the opening. Additional pool furniture (tables) was delivered to the pool.

A complaint was received from the lifeguards that somebody was gaining access to the pool after dark; the police have been notified and violators will be prosecuted.

Social Committee: Diane indicated the following social events were upcoming:

The pool opening was on May 24, 2014 (free hot dogs and soda);
Cornhole tournament was held on June 7 (register on line);
Free hot dog day at the pool on July 4th from 12:00 to 2:00;
Several Movie nights will be held in July and August;
August 17 is Kona Ice day;
October 25th will be our fall yard sale;
November 1 will be trash haul away day.

Please refer to our web site for additional social events and information pertaining to them.

Communications:

Welcome Committee: Delivery of welcome packages are up to date.

Architectural Committee: No comments this month.

- 6) **Member Voices:** - None.
- 7) **Grounds Committee:** See comments above. Bernard has also installed mats at the Sherwin playground and spread new mulch. New Irrigation heads (7) were installed by Bernard.
- 8) **Unfinished Business:** None

9) **New Business:**

A pest and termite contract was approved by the board \$360;
An application of lime will be applied by Nature's Way - \$2875

Next meeting Time and Place –

The meeting adjourned at 7:30.

Our next annual meeting will be held on July 15, 2014 at Marriott Springhill Suites at 6:30