

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
May 20, 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 May 20, 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.

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 Crystal Montague-Holland, seconded by Jon Adam that the reading of the minutes of April 22, 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 April 30, 2014 we have \$368,459 in our cash accounts including \$228,960 that is set aside in our replacement fund. On the advice of our outside consultants, DMA, we moved an additional \$25,000 from our checking account into our replacement fund in order to cover future potential major repairs. DMA completed a new replacement study on April 23, 2014 and recommended certain actions in their study which the board approved last month.

Our delinquent accounts now total \$35,541 which is \$8,165 higher than last month. We have 20 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.

Quarterly dues were due on April 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.

April expenditures included management fees (\$3353), Lawn Maintenance (\$3223), Legal and Professional \$2,220 and pool contract \$\$6,187.

Managing Agent: None this month

Pool Committee: Director Bernard Cordeau has been working with an outside Plumber to fix major water leaks in both bath houses; we are confident that the leaks will be fixed prior to pool opening day. Bernard also arranged for the power washing of the pool house, the shed, the pool cement entrance and the pavilion. Bernard also supervised the replacement of tiles in the pool bathrooms which needed to be replaced.

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

The pool opening will be on May 24, 2014 (free hot dogs and soda);
Cornhole tournament will be held on June 7 (register on line);
Boot camp was cancelled due to lack of interest;
Movie night will be held in July;
July 4th pool party (free hot dogs).

Communications: Director Jon Adam will take over overseeing community communications after the departure of President Becky Davis who is moving.

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

Architectural Committee: No comments this month.

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

7) **Grounds Committee:** See comments above. Bernard also will be installing mats at the Sherwin playground and new mulch. A new irrigation clock was also installed for our irrigation system.

8) **Unfinished Business:**

Soliciting signs: The board decided that we would need 150 residents to indicate that they were interested in attaching “no soliciting” signs to mailboxes before the board would move forward with this item. If we get the proper level of interest, the board will partially subsidize the purchase of the signs.

Towing Policy: The board decided that this was not at this time a significant problem that warranted installing signs at the pool parking lot and would revisit this issue if the problem arises in the future. The potential legal problems of having autos/trucks towed would outweigh the benefits of this problem.

- 9) **New Business:** The board anticipates two vacancies in the next several months due to the fact that two members of the board were in the process of selling their homes and moving out of the community.

Next meeting Time and Place –

The meeting adjourned at 7:45.

Our next board meeting will be held on June 17, 2014 at Marriott Springhill Suites at 6:30