

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
October 14, 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 Beck Davis on October 14, 2014. Our meeting was held at Marriott Springs Hotel off of route 1.

2) **Quorum Status**

All Board members were present; President Becky Davis, Vice-President Crystal Montague-Holland, Dick Toskes, Jon Adams and Bernard Cordeau.

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

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made by Crystal Montague-Holland, seconded by Jon Adams that the reading of the minutes of September 9, 2014 are 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 September, we have \$349,877 in our cash accounts including \$234,051 that is set aside in our replacement fund. Our delinquent accounts now total \$27,297 which is \$2,163 lower than last month. We have 17 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 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.**

**Next quarterly dues will be due on January 1, 2015.**

August key expenditures included management fees (\$3420), Lawn Maintenance (\$3223), pool contract \$2,062, and delinquent collection fees of \$611.

**Managing Agent:** None

**Pool Committee:** Our 2014 pool season is over for the year. The awning has been taken down and stored away; our pool management company is taking an inventory of pool furniture and it will be stored away for the winter. Arrangements are being made to have the water lines “blown out” for the winter.

**Social Committee**

The James River event was well attended by community residents.

October 25<sup>th</sup> will be our fall yard sale;  
November 1 will be trash haul away day.

A trailer will be parked in our pool parking lot the day of the yard sale for donations to Goodwill – the trailer will be there until 4:00

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

**Communications:** None

**Welcome Committee:** None

**Architectural Committee:** No comments this month.

6) **Member Voices:** - None

7) **Grounds Committee:** Bernard and Jon installed a new tennis backboard at the tennis courts and it will be painted in the near future. Bernard will arrange to cut down some dying trees near the tennis court.

8) **Unfinished Business:**

The board approved a new contract with Virginia Swim Club Management for the 2015 pool season.

9) **New Business:**

The board approved the replacement of the sliding board at the pavilion area;

President Becky Davis submitted her resignation to the board; the board thanks Becky for her 12 years of service to the community – we will all miss her guidance and hard work.

The board selected Crystal Montague-Holland to be the new President of the association.

**Next meeting Time and Place –**

The meeting adjourned at 7:30.

Our next meeting will be held on November 11, 2014 at Marriott Springhill Suites at 6:30