

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.**

**Board of Directors Meeting
Tuesday, 10/30/2018 - 6:30pm**

Hampton Inn & Suites-Virginia Center
1101 Technology Park Drive
Glen Allen, VA 23059

APPROVED MINUTES

CALL TO ORDER – Christy Sehl called the meeting to order at 6:30 p.m.

ROLL CALL and QUORUM STATUS. All board members were present: President Christy Sehl, Vice President Bernard Cordeau, Treasurer Dick Toskes, Secretary Matthew Perryman and Director Niki Lee. Also, our community manager, Beverly Betcher, was in attendance from Community Partners of VA.

DISPOSITION OF MINUTES

- A. August 8, 2018 Board meeting
Christy Sehl made a motion to approve the minutes as presented. Niki Lee seconded the motion and it carried unanimously.
- B. The board acknowledged that they took action without a meeting on September 19, 2018 to approve the purchase and repair of pool furniture.

REPORTS

- A. President Report provided by Christy Sehl.
 - Follow up with HOA website regarding double-delivery of email.
 - Purged email list in May; people need to confirm list
 - Reminder to leave lights on around neighborhood
- B. Treasurer Report provided by Dick Toskes highlighting financial activity since our last meeting.
- C. Managing Agent provided report; next reserve study in 2019
- D. Committees
 - Architectural Review (Angela/Ben/Miguel) provided report and discussed a concern with the pending ARC application.
 - Social (Niki) provided report for trunk or treat; bulk trash pickup 11/3 from 8a-9a; follow-up on social@magnoliaridge website
 - Pool (Kevin) provided the winterization report; Bernard to check status on pool anchors that need repair; discuss at November meeting
 - Grounds (Bernard) provided report; winterization of irrigation system upcoming in November
 - Welcome (Niki) 1 welcome kit

HOMEOWNER FORUM – A homeowner comment period was conducted with comments related to recent incidents within the community and Neighborhood Watch.

- A. Jon Harris – safety concerns; volunteering to assist with Neighborhood Watch
 - a. Ask if HOA can support Neighborhood Watch get reinitiated with Community / Police partnership
 - b. Recommendations to add park closing at dusk to signs at park
 - c. Recommendations to add light to park and gazebo area at Correnty at Magnolia Ridge; different types of lights may be more effective than others

Jon & Lynn Harris volunteered to lead Neighborhood Watch, recognized Rob Eades also communicated willingness / interest to lead

*Need to develop charter for Neighborhood Watch

Paul Lagoda mentioned that a community officer may come to next HOA meeting in November

UNFINISHED BUSINESS

- A. Solar Panels – Beverly provided policy drafted by attorney for review and approval. Christy Sehl made a motion to approve the policy as presented. Bernard seconded the motion and it carried unanimously.
- B. Walking Trails Update – Beverly to send contact of someone to assist with mapping walking trail; Christy to partner with Mrs. Bullock to discuss information.

NEW BUSINESS

- A. Audit
Christy Sehl made a motion to approve the audit as presented from 2017-2018. Niki Lee seconded the motion and it carried unanimously.
- B. Tree Proposals – Beverly and Bernard to check recommendation for trees outside of pools. Niki to check with DIY.
- C. Safety Concerns – Discussed much during homeowner forum; discussed recent incidents; Revisit response with Neighborhood Watch and partnership with Police Department.
- D. Pool Management Proposals -
Christy Sehl made a motion to approve the proposal by Swim Metro Management to provide pool management services in 2019. Niki Lee seconded the motion and it carried unanimously.
- E. Pool Resurfacing Proposals
Niki Lee made a motion to approve the proposal by Swim Metro Management to re-plaster and re-tile both the main and baby pool in 2019. Christy Sehl seconded the motion and it carried unanimously.

*Beverly to check with Swim Metro regarding 10 pool anchors that need to be replaced

*Next week discuss walking trails and trees.

EXECUTIVE SESSION: Bernard Cordeau made a motion at 7:45 PM to adjourn to Executive Session for the purpose of discussing collection matters. Matthew Perryman seconded the motion and it carried unanimously.

RETURN TO OPEN SESSION: Bernard Cordeau made a motion at 8:00 PM to reconvene in Open Session certifying that all that was discussed were collection matters. Matthew Perryman seconded the motion and it carried unanimously.

Christy Sehl made a motion to approve the listing agreement with Motley's Auction as presented. Matt Perryman seconded the motion and it carried unanimously.

NEXT MEETING DATE: December 11, 2018; Homeowner Roundtable is scheduled for November 13, 2018.

ADJOURNMENT: Matt made a motion to adjourn at 8:00PM. Christy seconded the motion and it carried unanimously.