

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

**Board of Directors Meeting
September 08, 2020 – 6:30pm**

VIRTUAL MEETING

President – Christy Sehl (2021)
Vice President – Bernard Cordeau (2021)
Treasurer – Matthew Perryman (2022)
Secretary – Sydney Bernstein-Miller (2022)
Director – Niki Lee (2022)

AGENDA

- I. CALL TO ORDER (President)
Called to order at 6:36 p.m. Christy, Sydney, Bernard, Matt and Niki present
- II. ROLL CALL and QUORUM STATUS (Secretary)
Lee, Karzan and Pinar present from the community
- III. DISPOSITION OF MINUTES
 - A. July 14, 2020 – Approve Minutes
Motioned by Christy; Seconded by Bernard – All approved
- IV. REPORTS
 - A. President (Christy)
Kurt working on securing life guard coverage for next two weekends for extended pool days.
 - B. Treasurer
Cheryl making adjustment to electrical payment. Spoke to Katie, the representative at the company that audited us and did our taxes. Feedback was that there are no glaring issues and we're doing everything properly and should continue doing so. Katie wants us to sign a representation letter. We owe \$471 federal taxes and then some to state. Cheryl and Matt will look into why we're being asked to pay taxes that we haven't previously.
 - C. Managing Agent
There have been some lawn care issues. We're working on a refund with Hanover County. Tree work done will get ratified soon. Cheryl has been working on pool contract to figure out last month payment. She has also ordered more fido dog bags.
 - D. Committees
 - Architectural Review (Angela/Ben/Miguel)
Roof contracts are coming in for review. Some are approved, some are not.
 - Social (Niki)
Food trucks are scheduled through October. Fall garage sale tentatively scheduled for Nov 7. There have been questions about what Halloween is going to look like and actives around fall. Might do another ice cream social. Receiving questions about fun outdoor activities planned, but still trying to figure out how to do so safely with COVID-19.
 - Pool (Kevin)
Cheryl going to contact pool management company about duct tape fix on pool ramp and see about fixing it with something proper. Pool lifeguard coverage has decreased. Cheryl will look into if we're continuing to get a discount.
 - Grounds (Bernard)
Homeowners that have complained about tree work have been satisfied with latest work. Bridge has been fixed on the trail. Sign for tennis court is fixed with railing Bernard bought. 1700 Magnolia Ridge sign is up. Other sign from River Mill is getting installed Friday or Saturday of this week. The new sign will be installed on the right side. There may have been some miscommunication with landscaper concerning what areas were supposed to be de-weeded. Areas by pool house have been neglected, but Bernard was told they would get taken care of.
 - Welcome (Niki)

V HOMEOWNER FORUM – No comments

VI. UNFINISHED BUSINESS

A. Roof

Tabling conversations about roof replacement for the pool, playground pavilion, new sign, and playground gazebo until May meeting due to guidance from roof estimates indicating the roofs examined did not require immediate action.

B. Easement

Easement paperwork emailed from HHHunt requires the ability to print on 11x17 paper. Christy to work to get with notary for paperwork after printing. No concerns with the easement itself.

C. Action without Meeting – Jacks Landscaping

Bernard moved to approve the work done by Jack's Landscaping - Niki seconded. All approved.

VII. NEW BUSINESS

a. Desrouches Representation Letter – Audit

Desrouches letter was reviewed.

b. Architectural Standards Change – roof colors

The highest area of unapproved ARC requests involve black roofs. The board is comfortable with allowing black roofs, but will consult with the ARC team for guidance. Christy will email ARC team and contact the board with the outcome of the consultation.

VII. NEXT MEETING DATE: November 10, 2020

VIII. EXECUTIVE SESSION - YES

IX. ADJOURNMENT: Christy motioned to adjourn at 7:45 p.m.; Niki seconded – All approved

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to

Community Administrator: Anne Leeper (378-5000 x224) –aleeper@communitypartnersva.com

Residents are welcome to address the Board during the Owner Comment portion of the meeting. This time is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the meeting. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Please observe Robert's Rules of Order.