

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

Board of Directors Meeting  
September 12, 2022 – 6:30pm

VIRTUAL MEETING

President – Christy Sehl (2023)  
Vice President – Bernard Cordeau (2023)  
Treasurer – Matthew Perryman (2024)  
Secretary – Sydney Bernstein-Miller (2024)  
Director – Niki Lee (2024)

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## Virtual Connection Instructions

Join via the following url: <https://meetings.ringcentral.com/j/4375798107>

Or by phone by dialing: (470)869-2200 with **Meeting ID: 437 579 8107**

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## AGENDA

- I. CALL TO ORDER (President)  
Called to order by Christy at 6:31 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)  
Quorum status met with all members of the board present (virtually or physically)
- III. DISPOSITION OF MINUTES
  - A. Board Meeting – July 18, 2022  
Motioned to approve by Christy; Seconded by Niki. All approved.
- IV. REPORTS
  - A. President (Christy)  
Overseeing a lot of concerns with Swim Metro pool company (e.g. lifeguards unwilling to be on the stand, concerns about how glass ended up in the pool, light up balls for pool parties intentionally broken, food taken from refrigerator, hot spot broken by guards, etc.). Need to figure out what to do with SwimMetro.
  - B. Treasurer  
Emailed financial report ahead of meeting. Reviewed July financial reports. Operating asset fund at 65%. Reserve fund and income statements are in good standing. Beaver problem affected grounds financials. However, excess operational funds are rolled forward every year and we can also pull from other budget groups to meet that. We only missed our year-over variance expenses by \$2,400. Will need to look into pool costs from the weeks pool was closed for glass and staffing challenges.
  - C. Managing Agent  
Recently walked the entire neighborhood surveying HOA standards for every street. A lot of violations notes and letters are forthcoming. First batch of letters went out this week, next batch next week. 300+ total violations forthcoming. Also looking into who previously did our neighborhood sport court resurfacing to get a quote for a multi-use resurface (four square, tetherball, etc.). Likely going to remove broken soccer goals permanently. John has also spent a lot of time working on pool company issues.
  - D. Committees
    - Architectural Review (Ben/Miguel)  
Neighbors are reminded to put in their ARC requests early, at minimum two weeks before work orders like new fences.
    - Social (Niki)  
Karaoke by the pool a huge hit. Labor Day pool party also a success. Next time will limit food offerings to just the first hour or two of the event to ensure food prep volunteers also get to enjoy the party. Another karaoke night forthcoming as well as Trunk or Treat. Halloween movie night, yard sale, chili cook-off and corn hole tournament all coming up. Last food truck will be Nov 29. Sign up for trunk or treat and/or chili cook-off through the Facebook page.
    - Pool (Kevin)  
Looking into repairing broken pool chairs damaged or stained by sunblock.

- Grounds (Bernard)  
There is a dead tree hanging over Virginia Center Parkway. Need to determine if it's county's or Magnolia Ridge's property. A tree alert has been submitted on the Henrico County portal. Need to talk to Nature's Way about trimming bushes in front of Virginia Center Parkway Magnolia Ridge sign shorter. Christy moved to remove tree if it is in fact ours; Sydney seconded. All approved.
- Welcome (Niki)  
Sydney and Niki going to update Welcome Packet.

V HOMEOWNER FORUM

VI. UNFINISHED BUSINESS

A. Beavers – September

Activity with beavers halted until the beavers forget how to outsmart the traps. Beavers are starting to rebuild. Will talk to Nice Wildlife to see about guidance on what to do next.

B. Sport Court

John will talk to some new companies about getting a resurface quote. Never heard back from the current company he's been outreaching to.

C. Fall Line Trail

Henrico County public meeting coming up at Longdale Elementary. There is going to be another crosswalk on other side at Woodman Road expansion. Pedestrian flashing lights will soon be replaced by brighter, better ones. Bike lanes also coming. Will provide great access to Glover Park which is also getting updates.

VII. NEW BUSINESS

A. Pool Season Review

Challenges with Swim Metro staff. Exploring a meeting with Swim Metro manager to discuss issues.

VII. NEXT MEETING DATE: November 16, 2022

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Motioned to adjourn at 7:27 by Niki; Bernard seconded. All approved.

*Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator: Colin Harris (378-5000 x224) – [charris@communitypartnersva.com](mailto:charris@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.*