

MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION, INC.

**Board of Directors Meeting
November 16, 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)

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**

AGENDA

- I. CALL TO ORDER (President)
Called to order by Christy at 6:34 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum held - Christy, Bernard, Niki and Sydney present.
Chinae Massenbuirg from the community also present virtually.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – September 7, 2022
Christy motioned to approve; seconded by Niki - All approved.
 - B. Action Without a Meeting – Pool Furniture
Tables, chairs, loungers and umbrellas need replacing. Unanimous approval by the board to move forward with replacing these items.
- IV. REPORTS
 - A. President (Christy)
Most updates sent via community-wide email recently. Active transportation updates underway by the county. Still looking for a community member to spearhead a Communications Committee and support email and neighborhood communication efforts.
 - B. Treasurer
We continue to have 8 months of operating funds in our reserves. Our month to date indicates we should be good for the year based on October finances. We are at some risk of missing our projected costs for utilities and administrative and will continue to monitor spend. Likely going to miss maintenance/repairs and landscaping spend projections due to higher than normal costs needed this year. Irrigation system is getting old so grounds costs were higher than in years previously. Bernard spoke to Nature's Way about chargers to ensure fair pricing across invoices. Need to look into what money we still anticipate spending out of reserve fund now through the end of the year.
 - C. Managing Agent
 - D. Committees
 - Architectural Review (Ben/Miguel)
A lot of fence requests coming in. Otherwise fairly quiet since black roofs were approved a few years ago.
 - Social (Niki)
Yard sale not well attended - likely moving towards once a year yard sale event instead of bi-yearly. Mr. Frostee Christmas event forthcoming. Last food truck of the year is Hibachi on the 29th. Maybe a caroling event centralized at the gazebo this year instead of a walking tour.
 - Pool (Kevin)
 - Grounds (Bernard)
Received a power wash fence quote for \$600 through local homeowner's company. Nature's Way winterized our grounds pipes too early this year so we can't seed properly. Will wait to see how

our grass seed performs in the spring. Bernard shopped around for tree removal quote and found one that was cheaper than the others so likely proceeding forward with that one to ensure dead trees are removed/replaced.

- Welcome (Niki)
Sydney going to follow up with Managing Agent to look into digital copies of Welcome Booklet so it can be updated.

V HOMEOWNER FORUM

Homeowner concern voiced that quarterly dues paperwork reflected an incorrect late payment date of the 30th when it should have been the 15th. Board will follow up with John to look into what happened and if any date change needs to be better called out in the existing paperwork.

VI. UNFINISHED BUSINESS

- A. Beavers (to be discussed at future meetings)
- B. Sport Court (to be discussed at future meetings)
- C. Dead Tree at Holliman
Topic already addressed above in Grounds report out.

VII. NEW BUSINESS

VII. NEXT MEETING DATE: January 9, 2023

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Sydney moved to adjourn at 7:22; seconded by Bernard.

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator: Colin Harris (378-5000 x224) – 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.