

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

Board of Directors Meeting

June 13, 2022 – 6:30pm

VIRTUAL MEETING

President – Christy Sehl (2021)
Vice President – Bernard Cordeau (2021)
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/1494815793>

Or by phone by dialing: (470)869-2200 with **Meeting ID: 149 481 5793**

AGENDA

- I. CALL TO ORDER (President)
Called to order by Christy at 6:30 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum held - Christy, Bernard, Matt, Niki and Sydney present.
Michael Dowdell, Erin Sorkin, Harold Nash, Allison Mazloom, and another member of the community present.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – May 10, 2022
Christy motioned to approve; Seconded by Sydney - All approved
- IV. REPORTS
 - A. President (Christy)
Lifeguards have had trouble with Air Table. Some problems with children underage coming to pool unaccompanied. Community Partners working with a homeowner who has poultry – poultry not allowed in bylaws.
 - B. Treasurer
Operating assets represent 79% of annual budget requirement/9 months of annual expense. We have excess funds so we're looking into expense variance for tax prep, insurance, landscaping, pool and reserve contribution. A few repair/replacement projects are coming up in 2023.
 - C. Managing Agent
 - Beaver Update
Wildlife group put in water traps and caught a beaver. This has already led to a decrease in beaver activity.
 - Nature's Way – Tree / Brush removal quote
Declined to do anything until beaver situation is resolved so that they won't need to redo it shortly after.
 - Magnolia Ridge Sign Update
Slow but steady headway on sign. Company is having staffing issues and trouble with gold coating, but headway is being made. Bernard and Niki going to visit the business to check on progress in person.
 - Verizon Landline / Verizon Hotspot
Up and running. Niki verified the phone number.
 - D. Committees
 - Architectural Review (Ben/Miguel)
30 days is the required turnaround time for an architectural review application. It can be done sooner, but it's a volunteer board and requests should be made in advance of project needs.
 - Social (Niki)

Successful corn hole tournament. Niki going to sponsor a kids ice cream social to give back to the community. Food trucks, bingo at the pool once a month, and July 4th pool party planned for the coming weeks. Niki has outlined an events calendar she will post around community.

- Pool (Kevin)
A new umbrella is needed as well as the re-strapping of about 10 chairs that look discolored.
- Grounds (Bernard)
Bernard, along with a volunteer, worked on weed killing the sign area over by River Mill. He also procured 10 bags of mulch and plans to mulch around the sign.
Pool lock has been replaced by Bernard.
- Welcome (Niki)

V HOMEOWNER FORUM

- Group adult homes are allowed in our neighborhood per ADA standards, but there are concerns about trashcans being left out and lawns not being upkept on group home properties.
- Concern brought forth about a semi-truck parked in a driveway which is against HOA bylaws.
- Street signs around neighborhood are leaning. Board will explore if Henrico or Magnolia Ridge should maintain those.
- Process for getting a speedbump is getting buy-in by a portion of the neighborhood who would be affected as well as Henrico doing a speed study.

VI. UNFINISHED BUSINESS

- A. Beavers
Beaver business has deescalated with the capture of a beaver. More traps still in place.

VII. NEW BUSINESS

- A. Sport Court
Adding a new sign that adds hours to the sport court.
Going to look into utilizing the sport court differently with a quote for tetherball or four square.
- B. Soccer Goals
John going to look into quote for soccer goal repair.
- C. Woodman Trees
Board in agreement that wooded, natural wetland areas should be left as is and are not maintained by the HOA.
- D. AirTable Validation
Going to look into if certain columns can be locked down so that people are not accidentally locked out of pool entry.
- E. Woodman & Magnolia Ridge – Landscaping and Signage
Bernard volunteering time to work on landscaping and signage off of Woodman corner.
Still exploring if other leaning tree on Woodman is HOA property or Henrico's.
- F. Pool Guest Pass – No cash options
Going to explore Virtual Pass Booking System or Venmo alternative. Wouldn't be implemented until 2023 pool season summer. Going to research what River Mill uses.
- G. "Year Calendar"
Christy will send around dates to determine board meeting dates for the rest of the year. Will post to website.

VII. NEXT MEETING DATE: July 18, 2022

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Christy moved to adjourn meeting at 8:29 p.m. Niki seconded.

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.