

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
June 12, 2023 – 6:30pm**

VIRTUAL MEETING

President – Christy Sehl (2025)
Vice President – Bernard Cordeau (2025)
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)
President called to order at 6:34. Quentin Ballard, Danica Bocchicchio, Michele Gulasky also present from community.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum status met with all board members present.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – May 8, 2023
Christy moved that we approve - Matt seconded. All approved.
 - B. Action Without a Meeting – BLG Power Washing
Power washing is complete. John will pay invoice on Thursday.
- IV. REPORTS
 - A. President (Christy)
Henrico County moving to install a temporary roundabout at Woodman and Magnolia Ridge Pkwy within the month, with a more permanent one to come.
 - B. Treasurer
Operating assets at 8 months of operational spend with new budget amounts. Month to date and year to date remain the same. Excess revenue comes from income variance from recently raised dues. The communication about raised dues was successful as very few dues came in under the right amount since dues were raised.
 - C. Managing Agent
John has been facilitating different contracts for pool furniture replacement, roofing repairs, etc. Focus has been on contractual issues, much of which will be discussed in unfinished business section below.
 - D. Committees
 - Architectural Review (Ben/Miguel)
Homeowners need to ensure they have photos and full details included in their ARC submissions.
 - Social (Niki)
Band secured for end of summer party on August 11. Food trucks are in full swing. Cornhole tournament is this weekend. Pickleball lesson for community secured.
 - Pool (Kevin)
Pool up and running. Umbrella pins need to be ordered. May need to look into how to take care of power washing back of chairs. Bernard has been in communication with pool staff about key access issues to replace paper towels and toilet paper. Swim Metro willing to pay only a portion of the ceiling repair issue due to inadequate plumbing installation by previous company. Will offer 50/50 split with Swim Metro.
 - Grounds (Bernard)
Irrigation test looking good. Column replacement payment underway. Roof replacement will start tomorrow.
 - Welcome (Niki)
Niki will print a few copies of Welcome Packet until she meets with John who will print the big bulk of them.

V HOMEOWNER FORUM

Michele interested in Fall Line Trail bike path updates (to be complete around June of 2024) as well as roundabout discussion. Paved path along power line will allow bikers to ride from downtown Ashland to Petersburg.

VI. UNFINISHED BUSINESS

A. Welcome Package

Moving to finished business.

B. Gazebo

Already approved – just need to install and pay it.

C. Website Updates

Sydney developed updated pool webpage content and will send to webmaster and copy Sean. Sean will help facilitate pursuing how BOD can have better and more timely access to making web changes.

D. Security Cameras

Matt moved that we go forward with ADT and try to negotiate the amount not to exceed \$500 of our originally budgeted amount.

E. Parking in Pool Parking Lot

Discussed printable vehicle parking pass option again and relationship with a tow company to determine when its appropriate to call against trespassers and overnight vehicles. Henrico police force has given mix responsive reaction to outreach by residents and John. Signs reflecting video surveillance and possible tow consequences will need to be purchased. John will investigate security guard solution for a walkthrough officer at the parking lot to survey loiterers.

F. Community Violations

John will do a walkthrough in the coming weeks. He is also pursuing fine violations with some households.

G. Sport Court Updates

John received initial mockup by company – will need to ensure company knows that tennis court side is good as is and does not need resurfacing. Sydney will research sport court design options and tetherball DIY options as an alternative to drilling into the ground and to save installation cost.

H. Soccer Goals

Reaching out for volunteers in the neighborhood who would be willing to haul broken soccer goal away. John is researching someone who we could pay to restring remaining goal post.

VII. NEW BUSINESS

A. T-Mobile Hotspot for Pool

Sean determined the charge would be \$50/month. Matt motioned to move forward with T-Mobile, Niki seconded. All approved.

VII. NEXT MEETING DATE: July 10, 2023

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Christy motioned to adjourn at 8:25 p.m.

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.