

**MAGNOLIA RIDGE AT VIRGINIA CENTER  
PROPERTY OWNERS ASSOCIATION, INC.  
Board of Directors Meeting  
July 10, 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)

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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 6:32 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)  
Quorum status met with all board members present.
- III. DISPOSITION OF MINUTES
  - A. Board Meeting – June 12, 2023  
Bernard motioned to approve – Niki seconded. All approved.
  - B. Action Without a Meeting – B & K Towing  
Arrangement with B&K would involve towing cars after 48 hours' notice with sticker on windshield. Niki motioned to approve – Bernard seconded. All approved.
- IV. REPORTS
  - A. President (Christy)  
Henrico working to install temporary roundabouts at both Virginia Center Parkway/Woodman Road and Magnolia Ridge Road/Woodman Road at the same time. Also adding bike lane. Will likely take a month to complete road work. For B&K towing, there is a 48-hour period for parking with a sticker warning before the tow company will come. B&K suggests putting the sticker under the windshield wiper on first offense and stickering the driver side window on second/multiple offenses. Christy moved that active members of the board can apply warning stickers for B&K towing to vehicles left after dark in parking lot – Matt seconded. All approved.
  - B. Treasurer  
Assets are in good standing and expense categories are being made. Of note, we haven't paid all insurance costs, security cameras or most of the pool funds to date this year so revenues are still variable. Final numbers will be closer to what was budgeted and is expected.
  - C. Managing Agent  
Towing company contract has been in the works. Looking into hardwiring an internet service solution as an alternative to the hot spot. Hard wire may be multi-beneficial for security camera needs too.
  - D. Committees
    - Architectural Review (Ben/Miguel)  
Some opportunities for more expedient community management group communication of ARC forms was discussed in order for Ben and Miguel to receive the forms sooner and turnaround quicker reviews.
    - Social (Niki)  
July 4<sup>th</sup> party was a success. Looking into a back-to-school bash for the kids. Niki is also seeking quotes for inflatable obstacle course for kids. Food Truck Friday continues to be a success.
    - Pool (Kevin)  
Positive experience with lifeguards this year. Need to ensure that pool parties are being adequately registered and paid for in advance. Skimmers at pool were damaged and not working but Bernard got in touch with Kurt to address the issue.

- Grounds (Bernard)

New gazebo column has arrived. We will need to shorten it a little and paint it to match the existing structures. Bernard is working with Miguel to fix it up. A neighbor vocalized concern with a few dead trees by the Holliman playground, but it's unclear whether the trees are actually at risk of damaging any property or if they are on private homeowner property. Bernard will talk to an arborist to get their opinion on it and look into any existing property surveys.

- Welcome (Niki)

Five new welcome packets were printed and are ready to go.

V HOMEOWNER FORUM

Petition with 2/3 majority needed is needed to change bylaws to place a rental cap in Magnolia Ridge. John can draft language for initial proposal, but we would want to ensure efforts are coordinated. Sean will include in the next community-wide email the offer for interested rental cap change leaders to attend next HOA meeting to discuss next steps.

VI. UNFINISHED BUSINESS

A. Gazebo

Gazebo will be taken care of on Saturday.

B. Website Updates

Sean has been working with webmaster to ensure pool webpage has been updated and meeting minutes are uploaded. Working on migrating to WordPress so there is security assurance but also multiuser access so the BOD can update the website as needed.

C. Security Cameras

ADT was decided at the last meeting so long as their quote fell within budgeted range. Matt has emailed company and is waiting to hear back.

D. Parking in Pool Parking Lot

Discussed above.

E. Sport Court Updates

Sydney will send out some resurfacing ideas to John who will coordinate with company for an updated quote.

F. Soccer Goals

Bernard has broken down the broken soccer goal – we just need someone to cut it into more reasonable size and haul it away. Niki will reach out to community resident who has a haul away service.

G. Hotspot

Discussed above.

VII. NEW BUSINESS

A. TBD

VII. NEXT MEETING DATE: September 11, 2023

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Christy motioned to adjourn at 7:31 p.m. 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.*