

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
September 11, 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)

AGENDA

- I. CALL TO ORDER (President)
Called to order by Christy at 6:31 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum met with Christy, Bernard, Niki and Sydney present.
Sarah Taylor from community also present.
- III. DISPOSITION OF MINUTES
- A. Board Meeting – July 10, 2023
Niki motioned to approved – Sydney seconded. All approved.
- B. Action Without a Meeting – Jack’s Tree Quote
Christy motioned to approve – Niki seconded. All approved.
- IV. REPORTS
- A. President (Christy)
Christy has been in communication with Henrico County about the Woodman Rd roundabout. In week 8 of Woodman Rd access road closure because there has been a delay in getting the equipment needed for road grading. Residents should continue to exercise patience as that area is still blocked and the road has not been cleaned up of construction debris. There are some common area trees that have been affected by recent storms that need to be removed.
Need to follow up with H.H. Hunt that they are maintaining the fence of Woodman Rd.
- B. Treasurer
Budget met in all areas except budget consumption which was higher than anticipated. This will be discussed further in Grounds section. We are anticipating needing to replace some community areas like curb and drop inlet, lighting controller and timer, pedestrian bridge at Holliman, dredging and other groundwork.
- C. Managing Agent
Working with Sydney on tennis court resurfacing. Getting quotes for tennis court net replacement. Sending out violations notices and working with homeowners to get in compliance. Collin is no longer with Community Partners, but a new contact has just been appointed to role – Carla. Will need to reflect the administrator contact info on Magnolia Ridge website. John will look into potentially procuring a shared, centralized inbox for our neighborhood to contact Community Partners.
- D. Committees
- Architectural Review (Ben/Miguel/Kamal)
There have been some challenges of ARC requests getting through Community Partners to ultimately reach the ARC board but have been addressed with Community Partners.
 - Social (Niki)
Successful busy summer with karaoke, food trucks, summer inflatable party, and more.
 - Pool – Swim Metro Season Review
We noticed improvement with lifeguards and the head lifeguard was a source of continuity. Didn’t have quite the number of staff to fill out guard roles, so Swim Metro tried to prioritize weekend hours. Our pool struggled with black algae which Swim Metro tried to battle all summer long. They are going to treat the pool before covering it to try and knock it out before cold weather/water destroys it. The urinal with broken stop valve still needs to be addressed. Partially blocked skimmer in kiddie pool will need to be blown out. Sand also needs to be cleaned out of filter – may need to replace laterals and sand when addressing this issue. Need to reinforce check-in process from lifeguard so that dues are being paid and checked. Creating a signed understanding of procedure for new guards at our facility was discussed. Need to ensure guards understand

technology and use of Wi-Fi. Operating noon to 6 PM might be manageable for post-Labor Day weekend life guard staffing in 2024 (suggest adding it as an addendum to contract and ultimately calling it based on the weather at that time).

- Grounds (Bernard)
Henrico checked our water meter and said nothing is wrong with it, despite unusually high bill one cycle that then returned to normal afterwards. Seeding has been done. Irrigation needs to be inspected and is in the process of getting scheduled. Two lights are out at the pool. Bernard took care of termite-damaged wood post on Virginia Center Parkway and Sherwin.
- Welcome (Niki)

V HOMEOWNER FORUM

No comments.

VI. UNFINISHED BUSINESS

- A. Gazebo
Replacement column was successfully installed. The bill should be forthcoming.
- B. Security Cameras
Discussed a 5-camera proposal. Christy reaching out to security camera company about a revised proposal that would exclude 1 camera.
- C. Sport Court Updates
Sydney and John reviewing revised proposal.
- D. Soccer Goals
Broken soccer goal was removed. Intact one is still standing.

VII. NEW BUSINESS

- A. Pool discussion
General consensus in reducing pool hours next year since it is underutilized, and we can save money to apply to other areas. Will seek quotes from Swim Club Management, Swim Metro and Continental.

VII. NEXT MEETING DATE: November 13, 2023

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Christy motioned to adjourn the meeting at 8:23 p.m. Sydney seconded. All approved.

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.