

MAGNOLIA RIDGE AT VIRGINIA CENTER PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting
January 9, 2023 – 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 at 6:32 PM by Christy.
- II. ROLL CALL and QUORUM STATUS (Secretary)
Quorum status met with all board members present as well as managing agent John Roberts. Sheila and Dale Leake, Al and Sarah Taylor, and Harold Nash from community also present.
- III. DISPOSITION OF MINUTES
 - A. Board Meeting – November 16, 2022
Christy moved to approve minutes; Sydney seconded.
- IV. REPORTS
 - A. President (Christy)
Some areas of the Virginia Center Commons mall area are being rezoned from office space to residential only. New larger recycling bins coming. No changes or developments we're aware of to Fall Line Trail or walkability planning since last update. Fall Line Trail plan still aiming for 2-3 years. Continuing to plan for Correnty access and eventual bike lane plan for Woodman Road. All residents and BOD members are encouraged to create a Build Henrico (<https://henrico.us/build/>) account to report potholes.
 - B. Treasurer
Operating current assets at 59% of annual expense budget, representing 7 months. Missing month-to-date variance and year-to-date variance, largely due to unplanned landscaping and beaver control expenses. Our finances are pretty good considering the emergency expenses we had to handle. We also had improved financial numbers in other areas so we're overall flat for the year.
John will look into quote costs for pool house, gazebo and shed roof replacement that we pushed replacement back from 2022. Matt will revisit Reserve Fund to ensure there are no other items pushed back from 2022 replacement year to 2023 that we need to account for.
Inflation has caused expenses to go up in many areas affecting our community. BOD may have to explore raising dues and will start developing a communications plan for residents.
 - C. Managing Agent
Updates will be covered in New Business.
 - D. Committees
 - Architectural Review (Ben/Miguel)
ARC Standards reshared in yesterday's President's Message (*emailed*).
 - Social (Niki)
Held a nice winter celebration with ice cream truck, fire pit and caroling. Hoping to continue this new tradition every December. Easter will be next event.
 - Pool (Kevin)
 - Grounds (Bernard)
Dying tree off of Virginia Center Parkway has been removed. Replaced fallen sign on Holliman playground.

- Welcome (Niki)

V HOMEOWNER FORUM

Question from homeowner about construction on Woodman Road/Magnolia Ridge intersection. That area is going to be an apartment building still within the River Mill community. Beyond that (across from Publix) an indoor temperature-controlled storage unit is forthcoming. Question about Fall Line trail access – it will be through the existing Correnty path access. Community shows continued interest in speed humps and concerns about the speeding on Woodman Road. Speed studies are a large effort to undertake, requiring signatures and a community sponsor.

VI. UNFINISHED BUSINESS

A. Welcome Package

John will grab physical welcome packet from Niki tomorrow and scan to a .PDF that we can convert to an editable Word document. Will need to make substantial updates (current version mostly reflecting 2017 updates) and account for .PDF to Word transfer issues.

B. Pool Proposals

Reached out to three companies and heard back from two. Continental and Swim Club Management Group met John on site but only Swim Club Management provided a proposal. Will continue researching proposals and following up with vendors.

VII. NEW BUSINESS

A. Budget

John working on 2023 budget and will have ready ahead of February board working session.

B. Annual Meeting

Annual Meeting scheduled for March 13, 2023. John will research hotel conference space availability to be able to hold the annual meeting in person again. Going to push mailings out to around 28 days – U.S. Postal Services is impacting delivery dates.

Call for nominations and the associated form will be the bases of the first mailing. It has to go out no later than January 30, but hopefully sooner like within the next week.

C. 2023 Meetings

Continue to meet Second Mondays of the month – January, February, March, April, May, June July, September, November, January, February

D. Violations

375 total issued violations this year. Another round coming.

VII. NEXT MEETING DATE: March 13, 2023 (Annual Meeting)

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

Move to adjourn at 8:00 PM by Christy; Seconded by Sydney.

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.