

**MAGNOLIA RIDGE AT VIRGINIA CENTER  
PROPERTY OWNERS ASSOCIATION, INC.  
Board of Directors Meeting  
April 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 at 6:36 by Christy.
- II. ROLL CALL and QUORUM STATUS (Secretary)  
Quorum status met with all board members present.  
Crystal Parker and Angela Barnes from community present. Two ADT representatives also present as guests.
- III. DISPOSITION OF MINUTES
  - A. Board Meeting – January 9, 2023
  - B. Special Board Meeting – February 6, 2023
  - C. Organizational Meeting – March 13, 2023  
All three meeting minutes motioned to approve by Christy; Seconded by Niki
  - D. Action Without a Meeting – Property, Liability, and Crime Insurance
  - E. Action Without a Meeting – Umbrella Insurance
  - F. Action Without a Meeting – Bridge Replacement
  - G. Action Without a Meeting – Pool Door Repairs  
Niki motioned to approve all four at once; Sydney seconded.
- IV. REPORTS
  - A. President (Christy)  
Most items captured in unfinished and new business. Security concerns with item found on tennis court. Bringing ADT to this meeting to discuss security options.
  - B. Treasurer  
March numbers forthcoming. Since the last meeting, Bernard and Matt went to the bank and moved a portion of the Reserve Funds into a short-term CD. Earning interest on those funds.
  - C. Managing Agent  
Chasing down pool door and bridge repair quotes as well as playground resurfacing quotes. Pool pump motors may need attention soon. Drove around neighborhood to take photos of violations.
  - D. Committees
    - Architectural Review (Ben/Miguel)  
Some homes have been build with modifications different than what was approve.
    - Social (Niki)  
Easter Egg Hunt slightly less attended than last year, likely due to rain and Spring Break conflicts. Looking into pool parties soon.
    - Pool (Kevin)
    - Grounds (Bernard)  
Bernard noticed some issues at the pool that we will need to reengage Swim Metro on since they fixed the issue last time. Noticed some creek bed common ground areas that need better tidying.
    - Welcome (Niki)

- V HOMEOWNER FORUM  
Question about what violations John drives around looking for and what frequent violations our neighborhood has issues with. Comment request about utilizing more resources outside of Facebook to communicate with the neighborhood. Will try to send out more emails with social events and neighborhood happenings.
- VI. UNFINISHED BUSINESS  
A. Welcome Package  
Reminder to board to please review packet to ensure changes Sydney made are accurate and all encompassing.
- VII. NEW BUSINESS  
A. Roof Replacements  
Board has received multiple quotes to review for roof replacement. The one that came in cheapest may have been missing a building reflective in quote so John will confirm.  
B. Gazebo  
Bernard in the process of matching the existing gazebo columns with the new replacement column so they all look the same. A lot of options to choose from so Bernard is going to the warehouse in Richmond this week to visually see the column options and get as close a match as possible to the damaged one.  
C. Website Updates  
Web master suggests we migrate website to WordPress and shared a cost to do so. Follow up meeting is needed with her.  
D. Security Cameras  
Essentially 24/HR service. Aim for a 30-day recording time before it starts rerecording over the oldest clips. Same-day service when we call with a video clip pull need. Installation box heats and cools equipment to keep it safe in harsh weather conditions. Must factor in cost of equipment, replacement cost, contracting of an electrician, monthly warranty fees, etc. Internet access only needed for remote viewing. However, we may need an electrician for a power spot at gazebo and certainly if we want to mount cameras to the light pole. Vandal-proof domes should deter any vandalism damages. If there is internet, there is also vandal notification software that can ping a phone. ADT will provide phased quotes for us to review pricing options.
- VII. NEXT MEETING DATE: May 8, 2023  
Moved to adjourn community session at 8:03 p.m. by Bernard. Niki seconded.
- VIII. EXECUTIVE SESSION  
Entered executive session at 8:04 p.m. Moved to adjourn at 8:21 by Christy; Seconded by Sydney.
- IX. ADJOURNMENT  
Meeting ended at 8:21.

*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.*