

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
2019 ANNUAL MEETING**

MINUTES

Tuesday, March 12, 2019

6:30 PM

I. Call to Order & Introductions (President)

Christy Sehl, Director, called to order the annual meeting of the Magnolia Ridge at Virginia Center Property Owners Association, Inc. at 6:30 p.m. on Tuesday, March 12, 2019. The meeting was held at the Hampton Inn & Suites, 1101 Technology Park Drive, Glen Allen, Virginia.

II. Establishment of Quorum

Managing Agent Beverly Betcher certified that the number of proxies and votes were met to abide by the minimum quorum requirement, as set forth in Article III, Section 4 of the Bylaws, and certified that the total number of members present and/or those represented by proxies received were received.

Christy Sehl introduced the Board of Directors. Also in attendance was our Managing Agent, Beverly Betcher of Community Partners of Virginia, Inc.

III. Proof of Notice of Meeting (Managing Agent)

Beverly Betcher certified that the meeting notices were mailed in accordance with Article III, Section 3 of the Bylaws (Proof of Notice of Meeting).

IV. Approval of Minutes for previous Annual Meeting

MOTION: made by Christy Sehl and seconded by Matthew Perryman that the reading of the Minutes of the Annual Meeting of March 15, 2018 be waived and the Minutes be accepted as submitted. It carried unanimously.

V. Reports of Officers

- President – Provided summary of Magnolia Ridge Community outcomes and highlighted the various events and support provided by the HOA board.
- Treasurer – Provided an overview of Magnolia Ridge Community financials and shared that current finances support another year of HOA dues remaining at \$125. Dick was recognized for his many years of service.

VI. Reports of Committees

- Social – Recognized the community for support around social events we welcomed new ideas to continue to bring people together in the neighborhood.
- Pool – Communicated a change to the previous pool management company due to less than desired performance and adherence to standards needed for our community at the pool. Discussed challenges present during the year.
- Architectural Review – Reviewed the number of requested and approved changes from homeowners throughout the year. Discussed and answered questions from the community regarding the process.
- Neighborhood Watch – Discussed as a whole the need for enhanced lighting and police presence for the neighborhood. There were many in the audience

that expressed interest in revitalizing the Watch program. Details to be discussed in future HOA meetings.

- Grounds – Discussed the vendor performance for our neighborhood contracts and described the various efforts to maintain and beautify our neighborhood throughout the year. Bernard was recognized for his commitment.
- Welcome – Reviewed the process of welcoming new neighbors to the community and reviewed the numbers of people welcomed.

VII. Voting

- A. Nominations from the floor: No additional nominations from the floor were recorded.
- B. Election of Directors: Christy Sehl and Bernard Courdeau were elected to the two open positions
- C. Approval of IRS Revenue Ruling 70-604

VIII. Questions and Comments from Homeowners

IX. Voting Results (announced earlier)

X. Unfinished Business (none)

XI. New Business (none)

XII. Adjournment

After thanking everyone for their attendance and for their input, Christy Sehl announced that the meeting was adjourned at approximately 7:30 p.m.