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**MAGNOLIA RIDGE AT VIRGINIA CENTER  
PROPERTY OWNERS' ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING MINUTES  
March 6, 2008**

**I WELCOME AND CALL TO ORDER**

Dennis Weiss, Vice President, called to order the annual meeting of the Magnolia Ridge at Virginia Center Property Owners' Association, Inc. at 6:30 p.m. on Thursday, March 6, 2008. The meeting was held at the Hampton Inn, Technology Boulevard, Glen Allen, VA.

**II INTRODUCTIONS AND ROLL CALL**

The Vice President introduced the members of the Board: Dennis Weiss, President, Eric Wilder, Vice President, Dick Toskes, Treasurer and Joy Nyman, Secretary as well as the Managing Agent, Dave Hering of the management company, Community Partners of Virginia, Inc. Becky Davis, Director at Large, was unable to attend. The Secretary stated that the registration sign in sheet would serve as roll call.

**III QUORUM CERTIFICATION AND CERTIFYING OF PROXIES**

The Managing Agent, Dave Hering, certified that the number of proxies and votes needed to meet the minimum quorum requirement, as set forth in Article III, Section 4 of the Bylaws was twenty percent (20%) and certified that the total number of members present and/or represented by proxies received exceeds 20%.

**IV PROOF OF NOTICE OF MEETING**

The Secretary certified that the notices were mailed in accordance with Article III, Section 3 of the Bylaws.

**V READING OF MINUTES OF PRECEDING MEETING**

Minutes of the Annual Meeting March 22, 2007 had been distributed to all property owners and posted on the Magnolia Ridge web site and, upon

**MOTION:** made by Dick Toskes and seconded by Bernard Cordeau, that the reading of the Minutes of the Annual Meeting of March 22, 2007 be waived and the Minutes be accepted as submitted.

**MOTION CARRIED:** Unanimously.

**VI REPORTS – Officers**

The President, Dennis Weiss, commented on the list of accomplishments distributed to the property owners including the installation of a new shed at the pool to house equipment and on the paved trail around the tennis court. He welcomed any questions about the list. One owner asked if the County maintained the streets in Magnolia Ridge (yes). The President said that Verizon is working in the area and had distributed flyers to the homes. The consensus was that Verizon is doing a pretty good job of cleaning up after themselves. The President went on to encourage use of the web site (MagnoliaRidge.org) where homeowners could also sign up for the newsletter. The Association tries to e-mail information on important topics without overdoing this. He went on to remind those present that the Board of Directors meets regularly on the 2<sup>nd</sup> Thursday of each month at Springhill Suites on Brook Road and encouraged attendance. He went on to ask everyone to be aware of their own security and that of neighbors and to call the police if

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they are aware of “strangers” hanging around. Recently, there was a house broken into on Kilpatrick.

The Treasurer, Dick Toskes, reported that the community is in excellent financial condition. He explained the sinking fund in answer to an inquiry, and also, said that the three biggest expense items are for the pool, grounds and the management company. The dues are the lowest in seven years. The budget for the coming year had been distributed to all and it should be noted that the budget for social events was increased. The Board and the Social Committee hope to have more planned events to encourage more participation by the homeowners.

#### **VII REPORTS – Committees**

**Pool** - Connie Bender, Chairman, asked anyone interested in working with the committee or the pool registration process send an e-mail. She added that the registration process will start in April.

The President added that in addition to the Pool Committee, the Social Committee needs people to help and that there were sign up sheets at the front of the room for all committees.

**Communications** – Denton Woodward reported that the web site is being used and that there are more than 400 e-mail addresses.

#### **VII VOTING**

**A – Nominations from the floor** The President said there are three positions on the Board which are expiring and two names appeared on the ballot (Dick Toskes and Becky Davis). Nominations from the floor were requested.

Joy Nyman agreed to add her name to those running for election.

**B – Election of directors** The Managing Agent then announced that with proxies received previously and votes from those present, Dick Toskes, Becky Davis and Joy Nyman were elected directors for two year terms.

**C – Approval of IRS Revenue Rule 70-604** The Managing Agent explained that this regulation provides for excess funds to be carried over to another year without penalty. Further, he said that this was APPROVED.

#### **VIII CONSTRUCTIVE COMMENTS FROM THE MEMBERSHIP**

The President invited those present to offer any comments or questions.

In response to the question had the Association given permission for Verizon to do their work in Magnolia Ridge, the President explained that the Association cannot deny access to easements.

The Madrigals said when they moved into the community last summer, they had heard there had been some discussion about building a clubhouse. The President reviewed the efforts the board had made several years ago including having some preliminary architectural plans drawn up and that after much effort, only about 30% of the community expressed interest in proceeding; that about 2/3 had either had a negative response or no response at all. The board had then determined that if at some future time, someone interested could get signatures from at least 100 separate property owners, the board would be glad to reconsider. The Madrigals were invited to talk to the board members if they were interested in pursuing. They indicated that perhaps they could consider something on a smaller scale. Eric Wilder added that it would probably take going door-to-door to determine interest.

A homeowner thanked the Board for their hard work.

Pat Hancock asked if there was any new information about extending Magnolia Ridge Drive to Jeb Stuart. Eric Wilder said that until developers could be found to develop the area, there are no immediate plans to extend Jeb Stuart to connect with Woodman Road. There is no

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other access through Magnolia Ridge. He talks to Atak Properties from time to time about opening up the road.

Dennis Weiss said that a broken picnic table is being removed and/or replaced in the playground. There was general discussion about kids breaking some equipment or people from outside the community hanging out around the playground areas. It was suggested that maybe a security service could be hired. Dave Hering was asked to get some cost figures on such a service. Bernard Cordeau recommended a strong Neighborhood Watch program. Also, maybe some trees could be removed at the Holliman playground to open up the area, or additional lighting added.

**IX UNFINISHED BUSINESS**

None

**X NEW BUSINESS**

None

**XI ADJOURNMENT**

After thanking everyone for attending and for their input, President Dennis Weiss announced the meeting adjourned at 7:20 p.m.

Respectfully

Joy Nyman  
Secretary

Kathy Lambert  
Recording Secretary