

**MAGNOLIA RIDGE AT VIRGINIA CENTER
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
March 13, 2012**

I WELCOME AND CALL TO ORDER

President Becky Davis 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 13, 2012. The meeting was held at Aunt Sarah's located 9010 Brook Road, Glen Allen, Virginia.

II INTRODUCTIONS AND ROLL CALL

President Becky Davis the Board of Directors: Dick Toskes, Treasurer, and directors Bernard Cordeau, Morris Leake and Crystal Montague-Holland. Also in attendance was our Managing Agent, Dave Hering of Community Partners of Virginia, Inc.

Dave Hering stated that the registration sign in sheet would serve as our roll call.

III QUORUM CERTIFICATION AND CERTIFYING OF PROXIES

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 Dave certified that the total number of members present and/or those represented by proxies received exceeded 20%.

IV PROOF OF NOTICE OF MEETING

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

V READING OF MINUTES OF PRECEDING MEETING

Copies of the Minutes from last year's Annual Meeting dated March 24, 2011 were made available to homeowners who were present. In addition, the minutes of last year's annual meeting were also available on the Magnolia Ridge web site prior to the meeting.

MOTION: made by Crystal Montague-Holland and seconded by Bernard Cordeau that the reading of the Minutes of the Annual Meeting of March 24, 2011 be waived and the Minutes be accepted as submitted.

MOTION CARRIED: Unanimously.

VI REPORTS

President Becky Davis welcomed everyone to the meeting and briefly discussed some of the community accomplishments over the past year; a copy of these accomplishments was included in the package mailed to all homeowners' prior to the meeting. Also, included in the package was the approved budget for the year April 2012 through March 2013. At the meeting, copies of our profit and loss statement for the month ending February 2012 were made available.

Treasurer Dick Toskes stated that our association finances are in outstanding shape. Our cash balances are divided into two parts; the first part represents our “replacement fund” of approximately \$184,561 which is utilized for the future payment of major repairs for such items as the resurfacing of the pool, purchase of pool equipment, resurfacing of our pool parking lot and tennis courts and other community assets. The replacement fund is based upon a study completed by an outside firm in accordance with Virginia law. Contributions to this replacement fund are made in accordance with that study. These funds are invested in Certificates of Deposits and Money Market accounts at our local banks.

The second part of our finances concerns our operating funds (110,000) which are utilized to pay everyday expenditures such as our outside management firm, our pool management company, our landscaping contractor, our collection attorneys, water irrigation, legal, printing, insurance, social events and other normal expenses.

Dick Toskes informed all present of the board’s efforts to continue to look for ways to reduce expenses and to keep cost low by entering into multiple year long term contracts with our grounds and pool management companies, development of a new permanent pool pass system and utilizing the complete bidding process.

During the past year the board authorized an extension to our pool management contract at an annual cost savings of \$4,000 over our prior contract with another company, the approval of a new contract with a new lawn maintenance company which will also generate annual savings of approximately \$4,000 a year and a continuation of our management company contract at the same rate as last year.

In addition, Dick informed everyone that last year Director Bernard Cordeau worked very closely with our Lawn Maintenance Company which resulted in a \$9,000 reduction in water irrigation cost by monitoring the flow of water and days in usage.

The new dues coupon book was mailed to all homeowners’ in March and should be used for the payment of dues starting April 1, 2012 at the same amount as last year \$125.00.

VII NOMINATIONS

Managing agent Dave Hering announced that there were three positions on the board to be filled but there were only two nominations, Becky Davis and Dick Toskes. Dave then asked for any nominations from the floor; since none were offered, the nomination process was closed.

VIII VOTING RESULTS

Managing Agent Dave Hering then announced the results of the voting. Becky Davis and Dick Toskes were elected as Directors.

Agent Dave Hering then explained IRS Revenue Ruling 70-604 covering how income is handled for tax purposes and which appears on the ballot. Dave Hering announced that based upon the votes cast the motion in support of IRS Revenue Ruling 70-604 was approved.

IX UNFINISHED BUSINESS - None

X NEW BUSINESS

President Becky Davis then opened the meeting to questions from the floor; none were received.

Dick Toskes informed everyone that our social committee chairperson Diane indicated that our next social event is the upcoming spring yard sale to be held on March 24th, followed by our Annual Easter Egg Hunt to be held on April 7th at 11 am at the pavilion area. Our pool opening day party will be held on May 26th from 12 to 2:00. The corn hole tournament will be held on June 30th in the tennis courts area.

XI ADJOURNMENT

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