

**MAGNOLIA RIDGE AT VIRGINIA CENTER  
PROPERTY OWNERS ASSOCIATION, INC.  
2021 ORGANIZATIONAL BOARD MEETING  
March 9, 2021**

Hampton Inn & Suites-Virginia Center  
1101 Technology Park Drive  
Glen Allen, VA 23059  
VIRTUAL MEETING

President – Christy Sehl (2021)  
Vice President – Bernard Cordeau (2021)  
Treasurer – Matthew Perryman (2022)  
Secretary – Sydney Bernstein-Miller (2022)  
Director – Niki Lee (2022)

**AGENDA**

- I. CALL TO ORDER (President)  
Called to order by Christy at 6:34 p.m.
- II. ROLL CALL and QUORUM STATUS (Secretary)  
Christy, Bernard and Sydney present in-person. Niki and Matt on call. 96% quorum status met. Mailers were sent in time per requirements. Minutes were approved with 56 votes.
- III. NEW BUSINESS
  - a. Election of New Officers  
Elected solely by proxy this year. Three candidates ran – top two elected. Christy Sehl & Bernard Cordeau were elected to continue running the board.
  - b. IRS Revenue Ruling 70-604 was approved by 61 votes.
- IV. OTHER MATTERS
  - a. **Reports from President:** We've successfully been able to keep dues the same amount for around 17 years in a row, even despite COVID-related issues. Our website was hosted and run by a former resident/current homeowner. We leveraged that into another community homeowner/website manager who has redone our website. We've learned new things about ease-of-use and security gaps through this transition. We are still migrating and Jen Brown Designs has been doing great work towards this effort. Matt has done a ton of work towards Reserve Study report.
  - b. **Reports from Treasurer:** Approximately \$151k in the Operating Fund. We are forecasted to finish FY under budget by approx. \$22k. The 2021-2022 approved budget remains at \$211k. Notable adjustments to the budget compared to last year are pool management costs, utility expense, and website services. Our community reserve fund is at approx. \$244k and is fully funded per the study finalized in early 2020. As a reminder, the reserve study is required to be completed every 5 years, is done by a 3rd party, and looks at repair and replacement costs for community property (community space roofs, pool house area, paving parking lots, paths, etc.) over a 30 year timeframe. Dues will remain the same at \$125/quarter this year for the 17th years in a row.
  - c. **Social:** We haven't been able to do a lot because of COVID, however we did buy items for a fun pool season including Jenga, Connect Four, and new grill for the pool. From April 9-Oct 3 food trucks are scheduled for every Friday. A few weekend brunch activities planned as well. Waiting for Governor to approve larger social gatherings. Hopeful to plan something for Easter. Open to any suggestions from the community. Would like to do a bingo night at pool every month or so. Two openings left for food trucks.
  - d. **Pool:** Last year we had very little pool furniture out. We never hit capacity limits in place due to reduced COVID-19 guidelines. Overall it was a successful year, going to be maintain same contract with Swim Metro pool company. There are some concerns about people coming in and using amenities, mostly from the River Mill community. Currently we don't have a plan for pool pass checkers. If we're at capacity frequently (potentially depending on VDH and state guidelines), we may see a more normal pool season towards the end of the season if not the start.
  - e. **Architectural Review Committee:** 51 applications received last year. Top streets were Pruitt and Runnymede. Biggest request type is roofs – 21 applications. Followed by landscaping – 10. Sheds, paint colors and solar panels followed. Nearly all applications were approved. 12 approved with conditions, 1 was withdrawn and none were declined.

- f. Neighborhood Watch: With warmer weather we've had some issues with loud cars and racing in the neighborhood and surrounding areas, as well as activity taking place in pool parking lot after dark. Working with community officer from Henrico Police Department. He's doing what he can to work with us and is aware of similar issues in other communities. Tends to be a group of cars or car clubs that frequent Magnolia Ridge. There's becoming an issue of pool parking. Be aware of limitations – no trespassing after dark in soccer field, pool parking lot and basketball court. Wednesday is a popular day for basketball courts. Henrico County Police were in neighborhood this afternoon doing biking service to demonstrate that they're present and wanting to engage community while also being a deterrent to trespassers. We've put a notice of trespass on file with Henrico County that the pool is closed at dark allowing police to drive by after dark and talk to trespassers. Two points of contact on file for chargers of trespassing (Jon Harris and Christy Sehl) get contacted by police if there are issues that need to be escalated. The Neighborhood Watch is in communication with Henrico. The community is encouraged to call the Henrico County Non-Emergency number if people are in pool parking lot, trespassing or causing issues. Working on quotes for key fobs and security cameras are coming soon. Also encouraged to call Henrico non-emergency and let them know when solicitors are a nuisance. Also encouraged to have personal 'No Solicitation' signs on homeowner property.
- g. Grounds- All homeowners can be members of the grounds committee. Bernard has been working on community signs. We now have three signs with one more to go - hopefully this year we'll have it at entrance of Virginia Center Parkway by the fire department. For the budget, board has always set aside money for maintenance. Our grounds maintenance funds lawn maintenance, irrigation, water, tree cleanup, etc.).
- h. Welcome: Quite a few sales and resales in the neighborhood. Getting a lot of messages about homeowners that don't have pool passes and inquiring how to get them.
- i. Questions and Comments from Homeowners:
  - i. Conditions of roads in neighborhood are poor with cracking asphalt. All residents are encouraged to reach out to Henrico County Public Works to take pictures of issues and report problems.
  - ii. Neighbors who back up to new River Mill road are experiencing flooding issues in their backyards. Issue didn't start happening until new road was built. Residents can file a standing water complaint with Henrico. Can also call Henrico County zoning and planning offices to see what they can do about additional runoff or storm drain solutions. The board will look into if area is common ground or easement given to County to determine who the best contact to fix the issue is. Previous recommendation from community management was for neighbors to get their own survey to see what could be done about addressing draining issue. When roundabout construction is done then landscaping by H.H. Hunt will likely begin because H.H. Hunt agreed to landscape at time of road work completion.

V. NEXT MEETING DATE: May 11, 2021

ADJOURNMENT

Annual meeting adjourned at 7:30 p.m. 7:31 p.m. board meeting was called to discuss board role allocation. Motioned to adjourn board meeting made by Christy at 7:34 p.m.; Niki seconded.

*Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to*

*Community Administrator: Trisha Saintelus (378-5000 x225) –[tsaintelus@communitypartnersva.com](mailto:tsaintelus@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.*