

MPOA Board Meeting
January 12, 2013

In attendance were: Ray Merritt, Jay Stephens, James Handy, Nan Wampler, Denise Buckner, Keri Merritt.

The meeting was called to order by Ray Merritt at 10:00am. The minutes of the meeting of October 4, 2012 were read. It was moved (Nan) and seconded (James) to approve the minutes as read. Motion carried.

Treasurer's Report – given by Denise Buckner:

- \$28,489.20 in savings account, \$9,508.43 in checking account
- All bills are paid to date
- Denise expressed concern about having enough cash in checking account to cover operating costs for the remainder of the year. She will talk with Harvey about how the budget worked out in years past
- All agreed that an audit should be performed with the change in treasurer position. Denise wants this, but she thinks an audit should also take place in May before the annual meeting in June
- It was decided to have an audit at this time and begin the annual audit process in May of 2013
- Denise will arrange for the audit. Current members of the audit committee are Jessie Hale, Keith Wampler, and Doug Sobey

Old Business

1. The question was raised as to whether or not corrections have been made to the covenants and on the website to make the timeline for ARC approval consistent at 60 days. Jay will check into this.
2. Grandfather clause: There is confusion about the effective date for grandfathering in existing ARC projects. This is part of the ARC guidelines, not the covenants. It was moved (Jay) and seconded (Nan) that the revised and clarified date will be June 21, 2011 (the date the guidelines were approved by the board), and will replace any previous date. Motion carried unanimously.
3. Road Impact Fee: The question was raised as to whether the \$500 amount is recorded. The Board has been given authority to set the amount for this fee, and it is written in the 4th amendment, article 5, section 5A as \$500. It was suggested that another amendment be written which states that the impact fee is "as currently assessed," not a specific amount. Jay will check with the attorney to see if this is already in place and make sure it is recorded on the website in proper form.
4. Lawn care: Ray reported that he obtained an estimate for Merrymount lawn care from Van Sykes which was similar to the contract with Gene which we currently have. Gene has not raised his rates and has been very reliable. It was moved (Ray) and seconded (Jay) to continue to retain our current landscaper and appoint a board liaison who can make decisions about any extra cuts needed without entire board approval. Motion carried. Ray will serve as liaison.

5. Late dues: All efforts to collect the \$275 in late fees for 2012 property owners' dues from lot #33 have been exhausted. After careful review of the MPOA covenants, article V, it was moved (Nan) and seconded (Ray) that a lien be placed on lot 33, for the \$275 owed in late fees and attorney fees as outlined therein. Motion carried unanimously. Jay will contact the attorney to pursue this.

New Business

1. Property owners' annual dues are presently \$300. Based upon income and spending, perhaps keeping this amount should be discussed at the annual meeting, as well as how the amount should be allocated (road fund and operating expenses.) Denise and the audit committee will analyze this and recommend whether or not to change the amount as well as how and why it should be allocated.
2. Dues: An email will be sent to most property owners regarding dues being collected by March 1, 2013. Keri will check with Margie to find out which owners need regular mail outs. Notices will go out by the end of January. Denise will collect payments from Merrymount mailbox.
3. Hydrilla – James: PLM will charge \$160 per lot, based on 103 waterfront lots, for two treatments in the summer, with a 5% discount for early payment. James will continue to serve as liaison with the hydrilla company. Jay will contact Skip's Aquatic for another bid. Jay will collect payments and deliver to the company.

The next meeting was scheduled for Saturday, March 23, 2013 at 10:00am at the home of Jay Stephens.

The meeting was adjourned at 12 noon.

Respectfully submitted,

Keri Merritt, secretary