

Minutes of MPOA Board Meeting – January 14, 2012

Attending the meeting held at Wilma Poole's house were: Jay Stephens, James Handy, Larry Uhl, Patty McHenry, Wilma Poole, Harvey Powers and Margie Skidmore.

The minutes of the October 1, 2011 meeting were read and the following clarification was provided by Harvey Powers, Treasurer: "There were two questions concerning the report: (1) Why the insurance line item reflected expenditures of \$1332.00 when \$750 had been budgeted and (2) Why Legal & Professional fees reflected \$2800 as opposed to the \$2400 amount that was approved by the Board at the June 21, 2011 meeting. The treasurer's report was not approved, pending explanation of the two items. (1) The bill from Watkins Insurance included one bill for \$582 and another for \$750. I have copies of both bills in my files. They were presented to me by the secretary for payment. I issued the check on July 1, 2011. Yes, that was more than last year and more than we budgeted; (2) the budget line for "Legal & Professional fees" of \$2800 was approved in the budget that was presented at the annual meeting. As I recall, the board approved no more than \$2400 for the law firm not for the line item. In addition to the lawyer (which billed \$2150), the item includes or will include tax preparations, the fee for our Smith Barney account and paying for our registered agent. Last fiscal year, the item totaled \$3200. We should be able to meet the \$2800 budget if we don't have to buy more hours from the law firm, which we did last year."

Treasurer's report: Harvey gave the treasurer's report and there was discussion of the annual \$95 fee charged by Smith Barney, whether to move the money into a savings account or CD that would allow monthly withdrawals. Jay moved that Harvey investigate other options as opposed to Smith Barney and Patty second the motion, with unanimous approval. Harvey indicated that the check for Merrymount Boat Slip for \$295.50, written seven months ago, has not been cashed. Patty offered to call Rick as a follow-up. There was discussion on having all street lights transferred to MPOA, discussion of the financial implications of changing the road impact fee from \$1000 to \$500, and discussion of the total amount spent on the trailer lot each year. Larry moved and James second to accept the treasurer's report.

Larry presented the lawn & maintenance contract from GSI Landscapes and Turf Management. The proposed contract for grass cutting and grounds maintenance remains at \$650 per month. The contract also reflects a proposed \$40 increase per month to cover the mowing of the trailer lot every month. Patty moved and Jay second to ask the general membership at the annual meeting what they wanted to do concerning the trailer lot. Wilma will contact Mark Milam concerning the trailer on the trailer lot that needs to be moved.

Realtors of lots that were in foreclosures were sent certified letters concerning the mowing and maintenance of the lots in foreclosure. Wilma talked with these realtors who indicated the lots would be mowed.

Secretary's position: Rich Heycock has volunteered to be the secretary and Notary. Larry moved and Patty second, with unanimous approval, that Rich be appointed in June, with transition to begin immediately from Margie to Richie.

The board had received a letter from Mike Skidmore (Lot 18) asking that he be exempt from paying any assessments for his lot pursuant to Code of Virginia 58.1-3219.5 due to his 100% Service Connected Disable Veteran status and the MPOA covenants under Article 5, Section 10C that provides that any property is exempt from paying any assessments if that lot is tax exempt by federal, state or local ordinance. Larry moved and Patty second, with unanimous approval, that a letter be sent to Mike Skidmore informing him that the assessment is waived for the 2012-2013 assessment year..

Attorney discussion: Jay reported that \$447.00 remains in the retainer fee for the year.

- Leash Law discussion: Patty moved and Jay second, with unanimous approval, that the Leash Law adopted at the 2010 MPOA general meeting be left as adopted and incorporated in the 6th Supplement to the Covenants when filed which reads as follows: "All dogs shall be under leash control when not on their owner's property."
- Grandfather Clause: Extensive discussion resulted in the topic being deferred to the March meeting, after all Board members have read and reviewed the attorney recommendations.
- Road Impact Fee: Extensive discussion of 2006 Board change of the road impact fee from \$500 to \$1000 resulted in several board members asking for formal notification from the attorney as to whether money is to be refunded, when it should be refunded and assistance in the exact wording to be presented at the annual meeting concerning the 2006 increase and any future increases.

Wilma was asked to notify the MPOA membership two MPOA Board positions are available if there is interest from Merrymount lot owners wishing to serve on the Board.

Wilma will investigate the prospect of purchasing a lap top for use by the MPOA Secretary.

It was discussed and noted that the Road Committee appointed at the 2011 Annual MPOA meeting has not brought recommendations to the board. The committee was charged to investigate what road repairs are needed and look at long range plans for the roads.

James Handy reported on the two options for Hydrilla treatment this year. PLM indicates an increase from last year, with the possibility of paying per foot of water frontage as opposed to a flat rate. Skip's Aquatic has been contacted but doesn't have a quote as of now.

Next meeting: March 17, 2012 at 10am. Annual meeting is scheduled for June 2, 2012 at 10am at Jerusalem UMC.

The meeting adjourned at 2:45.

Margie Skidmore, MPOA Secretary