

MPOA Board Meeting Summary

The Merrymount Property Owners Board met on Saturday, March 23, 2013, at 10:00 am at the home of Jay Stephens. In attendance were: Patty McHenry, Ray Merritt, Jay Stephens, James Handy, Nan Wampler, Denise Buckner, and Keri Merritt.

Treasurer's Report – Denise Buckner

- The budget is healthy, with a surplus of \$2000-\$3000 projected for the end of 2013. Property owners dues have been collected, and there are no outstanding late fees owed for 2013. The \$6000 budgeted for road repair was not spent because an assessment by Lanco Paving deemed it unwarranted. Lanco will be contacted to reassess the road health, and this will be reported at the annual meeting.
- Based on Denise's recommendation, it was decided to move \$18,500 from checking into savings to earn interest.
- A one-year CD is due to roll over on May 1, 2013. It was decided that, when the CD expires, if the interest rate is .9% or higher, it should roll over automatically; if not, then we will reevaluate.
- A financial spreadsheet showing MPOA expenses from 2009 to the present was provided. The treasurer will prepare a 2014 budget proposal based on these figures. This will be presented to the board at a May meeting.

Old Business

- Landscape contract: Our present contractor, Gene, with GSI Landscape, should be able to provide triple-shredded mulch, regular spring maintenance, and some limited new planting within the \$2000 budgeted amount for that purpose. If and when additional grass cuttings are needed, the budget will be adjusted to accommodate that as well as possible snow clearing.
- Lot #33: There was discussion regarding the situation of late fees owed from 2012. The board decided to authorize our attorney, Michele Mulligan to proceed with the process of placing a lien on the property.
- Road impact fee: Our attorney advises that a 7th amendment to our covenants is needed to include road impact fee "as currently assessed" as opposed to listing a specific amount.
- Hydrilla: The board decided to contract with Skip's Aquatic for hydrilla spraying. Skip will charge \$152 per lot, with a reduction to \$145 if the dock owner marks a paid dock with a ribbon provided. James Handy continues to serve as liaison for hydrilla control, and will determine, with Skip, a deadline for payment.

New Business

- It was pointed out that the documents contained in the New Owners Packet are in need of updating and correcting, including changing the name of our Registered Agent from Warren Matthews to Michele Mulligan. Digital copies of these documents will be prepared for the Board to review. Corrections will be compiled at the May board meeting, and updated packets will be made.

- The date of the 2013 MPOA Annual Meeting was set for Saturday, May 25, 2013, at 9:30 am, to be held at Jerusalem United Methodist Church. Notice of the meeting will be sent out one month prior, including a proxy form. There will be two board positions open, and interested persons should contact the secretary.
- Two work sessions were scheduled for the board: Tuesday, April 23, 2013, at 6:30 pm, at the home of Patty McHenry, to plan the annual meeting, and Saturday, May 18, 2013, at 9:00 am, at the home of Nan Wampler, to woSrK on the budget and update documents.
- There was discussion about making board meetings better publicized and more accessible, with date, time, and place given, and an agenda provided. If persons wish to attend, effort should be made to accommodate them. All agreed that we will better comply with these ideas.
- Water: Aqua Virginia reports that the water in our primary well is of superior quality. Based upon number of people, a second well is needed for Merrymount. There is an existing 2nd well, but it has been determined to be unusable. Aqua Virginia wishes to drill a 2nd well near the existing good well. A representative from Aqua Virginia will be invited to our annual meeting to present proposals and answer questions. We will ask for a water quality report to send out to owners or to present at the annual meeting.

Respectfully submitted,

Keri Merritt, secretary