

## Minutes of the April 21, 2012 MPOA Board Meeting

Attending the 10am meeting held at Wilma Poole's house were: Patty McHenry, James Handy, Jay Stephens, Larry Uhl, Wilma Poole, Harvey Powers and Margie Skidmore.

The minutes of the March 24<sup>th</sup> meeting were read and approved.

Treasurer's Report: Harvey reported that \$37,200 had been received for dues payments with Lots 13 & 33 still not paid. There was discussion of proceeding with legal proceedings against both lot owners. Larry moved & Patty second motion to begin legal proceedings after May 1<sup>st</sup> if dues had not been paid which passed with unanimous approval. Larry moved & James second motion to refund \$300 to Lot 40 (Emorys) for duplicate payment of dues by RRSB & Emorys which passed with unanimous approval. Harvey reported that seven lots have each received a \$500 refund check for overpayment of road impact fee for a total of \$3500 which now means MPOA is over budget a couple hundred dollars. Harvey reported he had asked Smith Barney to send MPOA money that was invested with them but it has not been received. After much discussion as to how to invest the Smith Barney funds once received, Jay moved and Larry second the motion to have \$50,000 invested in a one year CD and \$75,000 in a two year CD, keeping \$25,000 in savings and \$21,645.64 in checking which passed with unanimous approval. There was discussion of attorney fees for drafting the ballot for the annual meeting. Patty will check with Watkins Insurance to determine why their fees have doubled. There was discussion of raising dues for the coming budget year because some areas will see an increase in spending. There was discussion giving Harvey direction in drafting a budget for the next year for Board review. After Harvey's explanation of the current balance on the budget, Larry moved and James second approval of the budget which passed with unanimous approval.

Audit: Jay moved & Larry second motion that an Audit Committee be formed to perform audit of Merrymount financial records prior to June 2nd with possibly Doug Sobey, Jessie Hale and Ray Merritt asked to perform the audit.

Laptop: James will investigate the purchase of a laptop and will buy one this year, if possible to be used by the MPOA Secretary for meetings, e-mailings, spread sheets, etc.

Hydrilla: James reported that 34 lot owners responded with payment and all received checks have been hand delivered to PLM and first treatment will occur last of May or first of June, with docks being posted & e-mail sent is issued permit out prior to treatment.

Trailer Lot: It was decided to present for a show of hands vote at the annual meeting in June as to whether to incur the extra \$40 expense each month for mowing and maintenance of the trailer lot.

Road Impact Fee: After much discussion it was moved and second to have the attorney prepare for the annual meeting a ballot with the wording as follows: "An impact fee to offset wear on the records from construction traffic, shall be imposed on each Residential Lot and is payable to the Association when a building permit is issued for any unimproved Residential Lot. The Board shall set the amount of the

impact fee to be imposed on a uniform basis. The Board may modify the amount of the Impact Fee on a yearly basis.” Motion passed with unanimous approval.

Harvey was directed by the Board to change the Merrymount web site to reflect the following:

#### **Section 5A. Impact Fee**

**An Impact Fee of \$500 to help offset the normal wear of the roads from heavy construction equipment is imposed on each property owner. The impact fee is due and payable to the Association when a building permit is issued for any unimproved residential lot. Those property owners with residences in place as of May 26, 2000 shall pay a fee of \$250 for any future construction/improvements requiring a building permit.**

Harvey was directed by the Board to remove in its entirety from “A Guide for the New Property Owner” on the Merrymount web site the following:

#### **Lots 1-129 and Lots 201-213**

**The following guidelines:**

##### **1.2 IMPACT FEE ON NEW CONSTRUCTION**

**\$1000 initial fee for new home construction**

**\$250 fee for improvements to existing homes on Lots 18, 24, 26, 30, 45, 46, 57, 65, 70 & 71.**

Harvey has asked a representative of Aqua VA to speak to Merrymount home owners concerning the sale of the Fox Run Water system and the impact on Merrymount. There was discussion of the water issue with the following areas of concern: (1) Can Freedom of Information (FOI) be used to get information from Aqua VA concerning the condition of the well and water in Merrymount and (2) Can we hire someone to perform an independent evaluation of Merrymount system and needs. There is concern in Merrymount about Aqua VA, what measures the Board can take and the water concerns will most likely be raised at the annual meeting.

Michele Mulligan, retained attorney, will attend the annual meeting June 2, 2012.

Picnic will follow the annual meeting with the Association providing the hamburgers, hot dogs, paper products and drinks.

The meeting adjourned at 1:15pm with the next meeting scheduled as an organizational meeting after the June 2<sup>nd</sup> annual meeting.

Margie Skidmore

MPOA Secretary