

MPOA Board Meeting – Sunday, July 15, 2012

Minutes

The meeting was convened at 3:00 pm. In attendance were: Patty McHenry, Nan Wampler, Ray Merritt, James Handy, Harvey Powers, and Keri Merritt. Outgoing Chairperson Wilma Poole presided to facilitate election of a new chair and introduce old business items.

James Handy nominated Patty McHenry for new chair. Ray Merritt seconded. There were no other nominations. The vote was unanimous, including proxy for absent member Jay Stephens.

TREASURER REPORT

Harvey has paid \$750 for “Wrongful Acts” insurance policy for board and committees. He has a bill for \$803 for liability, if we want terrorism rider. This totals \$1553, which is \$203 over budget. New checks have been ordered. Last fiscal year’s budget has been closed out, with \$37.46 carrying over. He will be writing a check to the Boat Dock Association for the first half of this fiscal year.

Current board members need to sign signature cards for First Citizens Bank. Also needed is a letter written by the secretary to Carter’s Bank in South Hill (for the CDs) listing members of the board as well as treasurer. The letter must be presented in person to Ms. Lewis at the bank, and board members must each go to the bank and provide their signatures.

OLD BUSINESS

- 1. Purchase of a lap top computer for MPOA secretary’s use:** Ray M. moved to purchase the laptop at a maximum cost of \$500. Nan W. seconded. Vote carried unanimously. James Handy will purchase the laptop with the appropriate software. Harvey suggested looking into an internet membership maintenance program called “I Contact” at a cost of \$102 per year. This will be revisited after the laptop is up and running.
- 2. Attorney:** Current attorney Michelle Mulligan has submitted a proposal for retaining her services for 10 hours per year, at a rate of \$220 per hour. Last year’s charges were reviewed and discussed. Patty Mc moved to propose to Michelle a retainer for 6 hours per year at cost of \$1500, and instead of attending a meeting, we would request her to become our corporate registered agent in Virginia. Ray M seconded the motion. Discussion followed, and the motion was amended. Ray M moved that instead of proposing \$1500, we ask what Michelle would charge for 6 hours per year, becoming registered agent without having to attend a meeting, and what hourly rate would be charged for time in excess of 6 hours. Nan W seconded the amended motion. The vote carried. Jay Stephens will be asked to contact Michelle Mulligan to discuss.
- 3. Assessments:** Late fees were discussed.
- 4. Architectural Review Committee:** A new member plus an alternate for the ARC must be selected to join existing members Jim Sabo and Linda Sobey. Wilma Poole and Denise Buckner have expressed interest, and Denise has also expressed interest in the audit committee (to replace Ray Merritt). Patty Mc moved that Wilma be asked to serve on the ARC and Denise asked to serve on the audit committee as well as the alternate for the ARC. James H seconded the motion. The vote carried unanimously. Nan W will contact Wilma and Denise. Jim Sabo will serve as head of the committee.

NEW BUSINESS

1. **Communication with the neighborhood:** Nan W suggested that neighbors should be apprised of dates and agendas of board meetings. This was discussed, and it was decided that the secretary will send emails to all owners before and after these meetings stating that these are open meetings and the minutes will be posted on the website.
2. **New owner packets:** Nan will print 10 copies of the new 6th addendum to add to existing packets.
3. **Road Committee:** Jay Stephens will be asked to continue to be liason.
4. **Treasurer position:** Harvey has not heard of anyone interested in taking over the treasurer position. Nan W will ask Denise Buckner if she would consider it.
5. **Vice Chair:** Patty Mc suggested appointing a Vice Chair. James H nominated Ray Merritt. Nan W seconded. Motion carried unanimously.
6. **Next meeting:** The next meeting was scheduled for Thursday, October 4, 2012, at 7:00 pm.

Respectfully submitted,

Keri Merritt, Secretary