

MPOA Board Meeting

August 25, 2015

Meeting called to order at 9:30am by Patty McHenry, Chair. In attendance were: Patty McHenry, Todd Schultz, Denise Buckner, Doug Sobey, and Diana Munsch.

June 9, 2015 meeting minutes read and accepted.

Security Cameras: Todd and Brian have installed two wildlife cameras. One is near the intersection of Merrymount Road and Hawtree Way and the other is on the western end of Merrymount Road. They are up and running and will be monitored to evaluate the picture quality. The clarity of present recordings will help determine the next steps. These cameras do provide video and are time-stamped. The original proposal from ADT to install two cameras with increased technology at our entrance can not be delivered as quoted. ADT has had a change in personnel from the time of the original quote, and now states the original quote was not based on solid principles. Because of the changes and increased cost that ADT is now quoting, the committee is reluctant to go forward with this company. Options discussed were getting quotes from other security companies, re-examining new ADT proposal, and comparing different types of wildlife cameras and solar-operated cameras that we could install ourselves. An on-going review of available options is underway.

A breakdown of costs for ADT are roughly: cameras \$1200 each, monthly monitoring \$55-\$70, corrugated metal box to house unit \$800-\$1400. Additional cost to provide electrical service to this system- quote not provided.

Budget items: Contingent Emergency Fund: The previous suggestion to add a special line item on the budget for a category 1 emergency fund was discussed and decided to be unnecessary. In the case of emergency expenses, monies can be used from the Capital fund.

Denise is exploring moving some MPOA investments around to earn more interest. Patty will look into Benchmark on-line banking. As MPOA is considered a business and non-profit corporation, two signatures are required for access which may make on-line banking impossible. New Board members have had their signatures added to MPOA accounts at both Carter Bank (CD accounts) and First Citizen's Bank (checking and banking).

Board Meeting Schedule: Instituting a Second General Meeting in the Fall was discussed. It was determined that instead of two general meeting per year, the Board will go from having quarterly Board meetings to a Board meeting every other month. The meetings will be announced in advance and MPOs can attend these meetings whenever they desire with RSVP required. The meeting days of week and times will be varied to accommodate the property owners.

New Owner Packets: We thank Linda Sobey for making 10 copies of the new owner's packet. This is an updated version with the revised by-laws. All board members will be given a new packet.

Hydrilla: second spraying for hydrilla done 8/24/15. PLM doing a good job with hydrilla. Skip's Nuisance Control is out of business. LGA doing some controlled, specific treatments for Lyngbya on an experimental basis to gage effectiveness. Unknown if our subdivision will be involved. Members on committee hoping to attend LGA weed control meetings of LGA. As poorly maintained septic systems obviously impact the water quality, we will look into the county's plan for inspection.

Pavillion Survey: Initial survey responses reviewed. Denise and Wilma will send out a more formalized survey in the coming weeks. Initial plan is to contact county to see if the pavillion parcel of 4.12 acres has a perk permit. Costs have been collected for various projects:
grading- \$2000 with no added dirt, each truckload of dirt+ \$100
Porta John- \$75/month
Water hookup- \$1500 ; monthly water bill?
Septic tank- \$3000
Electric hook-up and monthly bill?

Dry Hydrant: scheduled to be installed by end of this week.

Social Committee: Laura Collins has graciously volunteered to head up the Social Committee. Discussion of a possible "Fall Fling" will be entertained with a suggestion posed to consider Saturday, October 31, 2015.

Grass Cutting: Our current grass cutting service remains the most cost-effective. Denise will draft a new contract and review it with the Board so that the grass for the entire subdivision will be done every two weeks during the growing season starting next year. We are still imploring property owners to cut their grass all the way to the street. The Board will send out "Gentle Reminders" to individuals not complying.

Neighborhood Watch: Meeting with Sherriff Hawkins went well. Everyone urged to keep your contact information handy for Block Captains. A couple of "suspicious" cars have been reported, but nothing developed. The issue of providing car stickers was addressed. Sherriff Hawkins supported this idea. This will be further researched to see where the State would want them to be placed. The stickers would help identify the property owners and may help our "watch" efforts. Denise is going to add this item to the survey to see what type of response we receive from the ownership.

Insurance: Patty will contact Watkins Insurance Agency to see if we have coverage on the entrance wall and pavilion. This following a discussion of two dead trees that may potentially fall in/on the front entrance wall. Lot owner has been advised of this situation and we will await the insurance agent's advice on this matter.

LGA Membership: As agreed upon at the Annual Meeting, we will join LGA with a full membership beginning in 2016.

Budget update: Denise will post the budget ending June 30, 2015 on the website.

Website: Todd will check with Harvey on frequency of backups being done.

Attorney: Denise and Diana will work on new contract with Attorney Michelle Mulligan. We have \$1700 left in our fund (unused billable hours from this year) which will be rolled over into new contract year. We plan to contract for 10 hours in the new year.

Next meeting to be held October 20, 2015 at 1:00pm at the home of Diana Munsch.

Meeting adjourned at 12noon.

Respectfully submitted, Diana Munsch, secretary