

MPOA Board of Directors – October 1, 2011

Attending were the following: Larry Uhl, Patty McHenry, Jay Stephens, James Handy, Wilma Poole, Margie Skidmore, Scott Murray, Jud Stephens and Lisa Handy. The meeting started at 10am and was held at Wilma's house.

Scott Murray gave a presentation concerning Upper Reach and the Roanoke River Basin project. He had received an Eco-tourist grant for \$180,000 to develop water trails from the Virginia Tobacco Commission. Scott indicated a 50/50 match is needed for web site and marketing. A Paddle Day event is scheduled for October 15th, with participants putting in below Kerr Dam and paddling 5 miles to the US1 Bridge. Go to the web site www.upperreach.org for information.

Wilma called the meeting to order and distributed Harvey Power's Treasurer's report to the group. 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.

Margie gave the Secretary's report from the June 21, 2011 meeting with Margie asking that the following changes be accepted: (1) "The purpose of the called meeting on June 21, 2011 was for a discussion of fences and the required adoption of the ARC changes." There had been no reason stated for the purpose of the called meeting on June 21, 2011. (2) The additions to the ARC Review Process were unanimously adopted by the board but were not attached to the minutes. This wording should be changed to indicate these changes are available on the www.merrymount.net website. With these changes, Jay moved and James second that the minutes be approved, which passed with unanimous approval.

Fall Gathering: Larry & Noel Uhl will provide the hot dogs and buns for the event to be held on Saturday, October 29, 2011 at 4pm at the Merrymount pavilion.

Larry indicated there were two foreclosures in Merrymount which may reflect the loss of \$600 in annual dues if they are not bought. He also said there were two lots that are not being maintained and suggested letters be sent to the realtors handling these lots, specifying the lots are required to be maintained as stated in Article 13, Section 4 of the covenants. Jay moved and Larry second the motion to have the secretary compose letters for Wilma's signature giving the realtors 30 days to comply. The motion passed unanimously.

There was discussion of the trailer lot that needs attention and the possibility of adding maintenance of the trailer lot to the grass cutting contract., which comes up for renewal January 1, 2012. It was decided to e-mail all Merrymount lot owners, asking them to cut around their trailers, jet skis, etc. The lot has washed badly and need scraping and filling.

There was discussion of the Secretary's position with Margie indicating that she would continue with the duties until the annual meeting in June 2012. Several possible solutions were discussed including hiring

a secretary. Nan Wampler has volunteered to serve as the "Social Secretary" which entails handling the Supper Club notices, keeping Merrymount residents informed of their fellow residents and other activities not related to "administrative" duties. The administrative duties involve attending quarterly and the annual meeting, taking minutes of said meetings, notifying lot owners and collecting Merrymount annual dues and performing other clerical administrative duties as required., Also it was noted that the Notary Public commission expires December 31, 2011 and another volunteer is needed. An e-mail will be sent asking for a volunteer.

Jay gave an update on the Attorney, indicating that \$2085.50 is left in the budgeted retainer fee. There was discussion of the road impact fee, being changed from \$500 to \$1000 at a July 2006 board meeting. The group decided to correct this oversight at the next annual meeting in 2012. The attorney will be asked to draft a proposal to be presented to the MPOA membership seeking approval retroactively to increase the road impact fee from \$500 to \$1000. The attorney will also be asked to draft a second proposal to be presented to the MPOA membership for a vote seeking authorization for the MPOA board to raise road impact fees when needed. These proposals passed with unanimous consent.

Margie notified the Board that Mike Skidmore has been determined to be real estate tax exempt in Mecklenburg County, VA due to his 100% Service Connected Disable Veteran status, pursuant to Code of Virginia 58.1-3219.5. The MPOA covenants under Article 5, Section 10C provide that any property in Merrymount is exempt from paying any assessments if that property is tax exempt by federal, state or local ordinance. Therefore, the Skidmore property (Lot #18) is asking for exemption from any MPOA assessments, beginning with the 2012 assessment. A letter from Mike Skidmore will be sent to the Board asking for exemption.

The next meeting is scheduled for Saturday, January 14, 2012 at 9:30am at Wilma Poole's house.

Margie Skidmore

MPOA Secretary