

MPOA Board Meeting
October 4, 2012

In attendance were: Patty McHenry, Nan Wampler, Jay Stephens, Ray Merritt, James Handy, Harvey Powers, Keri Merritt, and ARC members Jim Sabo, Wilma Poole, and Linda Sobey.

The meeting was called to order by Patty McHenry at 7:35 pm. The minutes of the 9-1-12 meeting were read. It was moved (Nan) and seconded (James) to approve these minutes. Approved. The minutes of the 7-15-12 meeting were read. It was moved (Ray) and seconded (James) to approve. Approved.

Treasurer's Report – given by Harvey Powers:

- \$1000.00 check received for lot 127 road impact fee
- There were no extra grass cuts, so some money is left , could be used for snow removal if necessary
- Denise Buckner is interested in Treasurer position. Harvey moved that Denise work with him now and take over on January 1, 2013 with Harvey providing any necessary supervision. Jay seconded. Motion carried. It was stipulated that Denise understand that she will not serve on the audit committee.
- The signatures of Jay and James are needed at Carter's bank in South Hill where CDs are held.
- Harvey requested a copy of the 6th amendment to covenants. Jay will email it to him.
- All bills have been paid.
- Ray asked that the Board refund Franklin Bolton, lot 127 \$500.00 of his road impact fee. Franklin had originally submitted his application in March, 2012 before the fee was changed to \$1000, and the application was approved. This paperwork was lost and was reconstructed in September, 2012. The original paperwork was found by Ray, proving that Franklin should only pay \$500. It was moved (Nan) and seconded (Jay) that this refund be made. Motion carried. Harvey will write the check.
- It was moved (Ray) and seconded (James) to approve the treasurer's report. Approved.

Architectural Review Committee – Jim Sabo

On behalf of his ARC committee, Jim expressed concern over the wording of the "Grandfather Clause" as it appears on the website in "A Guide for the New Property Owner." The ARC feels that the wording is unclear, and there is no date explaining when projects are no longer grandfathered. There are also questions regarding the role of the ARC in monitoring which properties are not in compliance and what their responsibilities are when such properties are sold. There was discussion of these issues.

Wilma brought to the attention of the board that there are inconsistencies in the timeline of ARC approval of construction. The "Guide for New Property Owners" states 45 days, the "Before You Build" on the website states 30 days, and the Covenants state 60 days. All of these places need to be made consistent to reflect 60 days. Keri will contact Harvey to make sure the numbers are consistent in all parts of the website.

At this time, the ARC committee members took their leave.

Old Business

1. Shaun Patterson remains in arrears with his MPOA annual dues. There has been no contact from him, and no additional money received. In accordance with the covenants, at this time steps should be taken to place a lien on his property. Jay will contact the attorney to find out how to pursue this matter. Patty pointed out that we need to be sure that all of the attorney's time spent on this matter should be itemized so that those charges will be billed to Mr. Patterson.
2. Grass cutting: Larry Uhl will not be continuing to oversee this job and the contract held with the current grass cutting company is up at the end of the year. Michelle Matto has volunteered to be the new liason with the grass cutters, and Nan suggested that the board follow up with her and let her take over this job. However, it was pointed out that the cuttings need to be monitored, and Michelle is not a year round resident. Ray volunteered to review the current contract and get prices from other grass cutting companies.
3. Attorney: Jay reported that everything is set with the attorney. Michelle Mulligan is our registered agent in Virginia, and Mike Ortiz is our registered agent in North Carolina.

New Business

1. Holiday/Lowar situation: Don Holiday took care of the cut trees and brush on the Lowar lot before he was even contacted by Ray.
2. Patty will check with Harvey to make sure that the new Complaint Form is on the website.
3. Fall gathering: Nan suggested an evening at the pavilion with hot dogs and dancing, with lessons. A discussion of possible dates resulted in Sunday, November 4, beginning with a meal at 2:00pm (hot dogs and covered dish) and dancing and fellowship until . . . Nan will contact some possible volunteers to organize the event. Keri will send out an email to publicize.
4. Water: Jay attended the Aqua Virginia open house and provided the following information: We have a second well in the trailer lot which Fox Run tested in the past and found it to be radiologically contaminated. Aqua will retest this well, but if it is still contaminated, they will either have to treat it, which is very expensive, or drill a new well. Aqua thinks that they own the second well site and could sell it to pay for the new well. The new well may be drilled beside the first well. Jay confirmed that Aqua will be responsible for the repair of any damage done to our roads. Patty suggested that it might be a good idea for some Merrymount residents to have their water tested independently.

The next meeting was scheduled for Saturday, January 12, 2013 at 10:00 am at the home of Patty McHenry.

The meeting was adjourned at 10:10 pm.

Respectfully submitted,

Keri Merritt, secretary