

MPOA ANNUAL MEETING

May 31, 2014

9:30 am

In the secretary's absence, minutes were recorded by Wilma Poole.

The meeting was called to order by Chairperson Patty McHenry, and property owners introduced themselves. In attendance were:

Keith Wampler, lot 73
Janet & George Epp, lot 29
Lissa Wiissing, lot 25
James Sabo, lot 1
Jay & Judy Stephens, lot 3
William C. Powell, lots 62, 63 & 64
Maggie Shupe, lot 120
Christi Parshall, lot 45
Rich Heycock, lot 37
Bo & Carol Jamison, lot 9

Patty & Brian McHenry, lots 26-27
Ken & Mary Ann Nagle, lot 53
Todd Schultz, lot 4
Robert Sorenson, lot 8
James & Lisa Handy, lots 16 & 38
Wilma Poole, lot 123
Larry Uhl, lot 32
Deborah Ortiz, lot 59
Rae & Bill Iles, lot 92

Minutes of the 2013 meeting were read. Lissa Wissing moved, Larry Uhl seconded the motion to approve the minutes as read. Motion passed.

Patty introduced the process of election of board members, and gave a summary of her qualifications.

Nan Wampler introduced the updated covenants which were on the ballot to approve. Bob Sorenson asked about fines for non-compliance. Jay Stephens noted that this is included in the covenants. Rae Iles asked about renters policy (length of time, information needed by the board, noise). The board is charged with looking into this.

Completed ballots were collected.

Hydrilla – Todd Schultz: The scheduled speaker from the NC Department of Natural Resources was unable to attend. Todd spoke of the need to rid our creek of hydrilla. He will become more involved in the spraying process. Debbie Ortiz asked if Peete Farm development participates in weed spraying. This was unknown. Ken Nagle spoke about the problem of lymphia, another weed that is more problematic for some lots. There was discussion regarding the effectiveness of spraying for hydrilla. Todd suggested arranging a meeting with the Department of Natural Resources to try to develop a plan for weed control. He will institute a committee, asking for neighbors to volunteer.

Patty McHenry introduced agenda items by saying that during the past year, the Board has completed work on updating the Protective Covenants, which are presented for a vote of approval on the ballot today. It has also conducted a comprehensive review of the roads in order to make a plan for repair and maintenance.

Roads – Debbie Ortiz: It was determined that the overall condition of the roads is good. Last year's chip and seal repair helped to withstand the harsh winter. The cost of a complete overlay would be over \$250,000. Debbie proposed seal coating and continued maintenance, at a cost of approximately

\$25,000. Larry Uhl brought up that the shoulders of the roads are breaking away. Ken Nagle offered support for seal coating, with Bill Powell adding to treat cracks, then seal coat. Debbie Ortiz moved, and Lissa Wissing seconded to build up the shoulders and seal coat in the Fall of 2014. Motion passed.

Water: It was reported that a generator for the pump at our water tank would cost \$5,000. If Aqua Virginia installs the generator, MPOA would be responsible for maintaining the generator and paying for a second well when needed. Ken Nagle indicated that the existing well is fine. Todd Schultz has requested a Service Level Agreement document from Aqua, but has had no success. Nan Wampler moved and Rich Heycock seconded the motion not to purchase a generator at this time and leave the responsibility for well and pump operation to Aqua. Motion passed. Patty announced that there would be a meeting on June 21, 2014, at the Community Center in Bracey, VA, on Nellie Jones Road, where Aqua Virginia will answer questions. A website with monitoring information about water services is: foodandwaterwatch.org. Jay Stephens suggested that property owners monitor Aqua's work in the neighborhood.

Trailer Lot: Bill McCall reported that the cost of putting gravel on lot 128 would be \$1500. The 2nd well lot adjacent to the trailer lot is owned by Aqua, but MPOA owns lot 128. It was moved and seconded to not gravel lot 128. Motion passed. The landscaper is to trim weeds on lot 128.

Dry Hydrant: Based on his knowledge of fire department activity, Rich Heycock suggested that the best place to install a dry hydrant is the area near the community boat dock. The estimate for clearing the area and installing the hydrant is \$4,366. Bob Sorenson moved, and Maggie Shupe seconded the motion to transfer the money that would have been used for the generator and use it for the dry hydrant. Motion passed.

Financial Report – Denise Buckner: A copy of the budget is attached. Denise will adjust the funds for the dry hydrant. Rich Heycock moved, and Lissa Wissing seconded the motion to approve the budget as presented. Motion passed.

Nan Wampler thanked Brian McHenry and Keith Wampler for preparing the picnic pavilion for the picnic.

Bill Powell advised that wooden power poles will be replaced with steel poles, so that people in the creek can be aware.

Maggie Shupe thanked the Board for their hard work.

Larry Uhl moved, Lissa Wissing seconded the motion to donate \$200 to Jerusalem United Methodist Church for the use of their facilities for the MPOA meeting.

Voting results: Patty McHenry was elected to the Board. The proposed updated covenants were approved.

The meeting was adjourned at 11:35 am.

Respectfully submitted,

Wilma Poole (for Keri Merritt, MPOA secretary)

