

MPOA ANNUAL MEETING JUNE 5,2021 @ 9 am

WISE BAPTIST CHURCH, WISE, NC

Introduction & Welcome. Lisa Handy, MPOA Chair called the meeting to order at 9:10am & welcomed attendees. MPOA Members introduced themselves.

Present are: Lisa Handy, Chair, Pam Rock, Director, Kathy Ortiz, Director, Joe Duffy, Director, Deb Steimers, Treasurer, Patty McHenry, Secretary. **Present per sign in sheet are:** Jerry Ortiz, Wilma Poole, Lisa & Geoff Lloyd, Denise Buckner, Robert Sorenson, Karen & Larry Byrd, Jonathan & Lee Guins, Carol & Bo Jamison, Miles Teasdale, Ann & Craig Thompson, Cindy & Boardie Taylor, Larry Uhl, Norma Schultz, Eileen Feeley & Ray Kepner, Wanda Hunt, Michael & Deborah Ortiz, Ray & Kelli Kinard, Richard Heycock, Karen & Samir Shaban, Derek Huff, James Handy

Introduction of Candidates for Board: Wilma Poole & Pam Rock, candidates for the board introduced themselves. Mark your vote for board. Votes confirmed Wilma and Pam as new Board members.

Read & Approve 2020 Meeting Minutes. (Lisa H) Virtual meeting minutes read. Please vote on your ballot for approval or not. Votes approved minutes.

Financial & Budget Report. Report from Deb S on Current Physical Year Profit & Loss (total income \$48,140, Net income \$21,840) , Projected Budget Overview Income for next year = \$44,900.

Total Bank Balance (5/1/21)

BB&t \$47,334	Carter Money Market \$73,765	Carter CD \$42,121
Carter CD \$ 42,003	Carter CD \$41,652	TOTAL =\$246,876

Other discussion=can we use this year's money for defibrillator battery since we have excess.? Yes. Legal fees- do we need more than \$225 as indicated? Yes, but we have a retainer (of \$900) being used. The next board may look at new attorney before determining budget.

Please mark ballots for 2021 Operational Budget. Votes approved operational budget.

Old Business

Neighborhood Watch. Patty M reported: Block Captains names & info passed out. This is all about being a good neighbor. Please call your block captain if you notice anything suspicious if it does not warrant police notification. We have been very fortunate to not have had any known break ins or crime this past year.

Social. Lee G reported: Covid year has not been very social. Hopefully the upcoming year will be more social. 75 people have signed up for today's picnic @4pm at pavilion. Maybe we'll do a fall festival this year. More members to volunteer for the committee are welcome.

Roads. Debbie O (resident & civil engineer) reported. Debbie takes care of maintenance of our roads. Last maintenance was in 2019. Approach has been for low volume, rural roads. We have done chip & seal (tar & stone) for distress where needed, then seal coat. This has worked out to complete every 4 to 5 years. We have had this done 2 or 3 times so far. Lanco or Remack do the work & we have been able to coordinate with Granite Hall Shores to help the mobilization costs for equipment. If you see cracks or concerns, let Debbie know or ride around with her on her cart before we get ready for next chip & seal. Concerns now = edge breaks where load is put right on the edge of the pavement, if there is not enough lateral support the edges break off, there are several of these areas along Hawtree. Prices to fix these patchy areas are high & rocks have been used to help but plan to wait until next general fix. Another concern is Depressions= exhibited by ponding on the road, fortunately because we have seal coated there is little filtration of the water and a good sub-base. We see some cracking due to age & use, we will try to address w/chip seal. Plan to do roads in 2023, 4 years from last. A complete overlay, if required, would be about \$150,000 to \$200,000 but Debbie does not see that necessary since doing preventative maintenance along the way has been working.

The DMA Capital Reserve Study suggested we put aside \$50,000 each five years for the roads, the board voted to do this every 4 years.

Roadside cleanup. Debbie O. MPOA does roadside cleanup from Hawtree Creek Bridge to Dave's Boat Repair. Thanks to all who have participated. It takes about an hour to do the cleanup so please come out to help when this is scheduled (Notice sent out & sign at entrance to announce when this is being done). NC State thanks us for continuing with pick up. Bo J-can someone contact NC Fish & Game to put a trash barrel at the launch? Board will follow up.

Audit. Deb S. reported "It passed". Lisa H reported balance sheets, checking account, etc. checked out satisfactorily by audit committee.

Trailer/Storage Lot. Bo J reported. Brian M & Todd S & Bo J surveyed/inventoried trailer lot. 60 units are there now including = a Lift, an abandoned car, trailers, utility trailers, pontoon boat. All units have been marked with duct tape. An email was sent out for people to identify what they have in lot. Only 15 responded from email. Some stuff has been removed in last couple weeks so there has been some clean up. Prior grass contractor did not really maintain removal of weeds, etc on trailer lot, he said it was hard to get in & around trailers to keep up maintenance. Questions asked:

- Are we trying to establish rules? Yes. Kathy O working on trailer lot guidelines.
- Should we expand or organize?
- What is current usage?

- Do we need to expand?
- How do we account for items. Kathy O is researching more info. Examples of guidelines can be very restrictive & we lose control (e.g.Charleston Landing). Or such as Heron Landing who is less restrictive about what can be put on the lot.
- Who can store trailer (owners vs renters)
- What can be stored? How to do it?

There was a great deal more of discussion & questions:

Discussion highlights included:

- Should we allow only boat trailers & no motor vehicles
- is the current vehicle on the lot abandoned, should we tow it.
- How will we allocate space?
- Would we need to do a special assessment if we expand?
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Currently MPOA maintains this lot out of the budget. Concerns raised included:

- If we restrict what can be parked in the trailer lot, trailers will be in peoples yards. –
- Costs to maintain or expand will be going up. It is up to Board to make a decision,
- The Board stressed they want property owners input to know what the community wants before guidelines are established. The Board also noted that whatever the rules and regulations become not everyone will be happy. Jon Guins volunteered to be on committee to do a clean up/fix up with some of his equipment. Larry Byrd & Richie Heycock volunteer to take part in the clean up also. This will take place into fall with heavy equipment like bush hog, excavator, etc. They estimated grading, geo-form, and gravel would be \$3000. Residents would be notified before this takes place & members will be asked to move their property temporarily. Any particular issue you would like to see addressed?

Discussion points were sent out prior to the meeting. Please take another look and forward input you may have. This issue may go out on election runner once the board has drafted recommended guidelines .

Motion . Larry Byrd made a **motion: to clean up trailer lot at a cost not to exceed \$3000 and to establish rules regarding trailer lot.** Wilma Poole 2nd. All in favor.

ARC. Report on new homes, changes, etc for 2020 & 2021. Sincere thanks to Lee Guins, Wilma Poole, Carol Jamison, Jim Handy for doing so much for ARC committee.

New Business

Vote 2022 LGA \$1000 membership. Please vote. LGA keeps us abreast of rules & regs & lake levels on Lake Gaston. The Lake Gaston Association is a conglomerate of Lake Gaston people. Vote confirmed continued membership.

Vote Property Owner in Violation. If you are delinquent in dues or in violation of covenants or ARC your ability to serve on board or committee is relinquished until resolved. Vote Now. Voted confirmed agreement to this change.

Vote Suggested ARC Changes to ARC guidelines.

1. Changes to Article Vi, Section D. At least 70% of roof of home or detached garage shall have a minimum slope of 6/12 & a minimum 12 inch overhang over each end & side wall.
2. Article VII, Section 1. Remove paragraph regarding automatic denial.
3. 2.0 Building Site preparation. No clear cutting.
4. 3.10 Exterior color must be approved.
5. 5.5 Sheds & Outbuildings. One shed per lot no larger than 10 % of the heated square footage or not to exceed 256 square feet.
6. 5.5.2 Size, Material, Color, Design & Location must be approved by the ARC.
7. 5.5.6 Sheds may not have a flat roof.

All ARC changes were confirmed.

Patty is new notary . Patty M is a sworn notary public and is able to notarize documents at no charge to MPOA owners. Thanks to Richie H for previously serving as notary.

Volunteer for maintenance of irrigation system. Thanks Richie H for taking care of this for a number of years. Main duty is to winterize front area sprinklers. No volunteer.

Volunteer for security cameras. Richie H has been taking care of the wildlife/security cameras (different from the entry security camera). We need a volunteer to replenish battery & cd cards. Gerry Ortiz volunteered.

Wilma asked for input as to what amenities the community wants? Pickle ball, tennis court, she shed? Please forward your ideas to the board.

Voting for Open Board Positions. Congratulations to Wilma & Pam.

All other ballot items were approved.

Larry B.= Thanks to Richie for all the stuff he's done. Jerry Ortiz = thanks to Jim H for all the website stuff he does.

Next spraying of lake is safe spray. If spray used is not safe a notice will be posted on docks .

Richie H made a **motion to: donate \$200 to Wise Baptist Church for the use of their building for the meeting.** Larry B 2nd. **All in favor.**

11:21 Meeting adjourned.

Picnic to follow at pavilion.

The new MPOA Board for 2021 is: Lisa Handy, Chair; Joe Duffy, Vice-Chair; Kathy Ortiz, Director; Pam Rock, Director; Wilma Poole, Director. Lee Guins, Treasurer; Patty McHenry, Secretary.

Submitted by Patty McHenry, Secretary- June 10, 2021