

## MPOA Executive Board Meeting

November 5, 2023 @ Kathy Ortiz

Present are: Wilma Poole, Chair; Pam Rock, Director; Kathy Ortiz, Director; Adam Wachter, Director; Ann Thompson, Treasurer; Patty McHenry, Secretary. Virtually attending are: Joe Duffy, Director; Darin Meyer, guest.

Guests present are: Jim Collins, Jim Handy, Debbie Ortiz.

Meeting is being recorded by Adam Wachter.

Meeting called to order by Chair Wilma Poole at 1:07pm

Minutes from Oct 7, 2023 minutes were read and previously distributed. Motion to approve by Pam R. Adam W 2<sup>nd</sup>. Minutes approved.

Debbie Ortiz (committee chair for the road committee and background in pavement management with a BA and MA in civil engineering) asked if anyone had questions regarding the recent road repairs. Absent questions she said that she had had some comments posed to her about the condition of the recently redone roads. Some people thought the roads would be all filled in but that was not the goal. The chip & seal does not fill in all the cracks, the roads are 27 years old and some cracks will remain. The worst section was a pothole on Merrymount Road that was repaired. We are delaying stress to the roads by doing the patching & chip & seal. To do a major overhaul (1.5" overlay ) would cost around \$385,000, we are able to avoid this by doing regular preventive maintenance. Overall she felt the contractors (Lanco & Remac) did the job we paid them for.

Total road cost was \$75,594.96 which is less than Debbie O expected. She did get quotes prior to project start. Question regarding future of road repair. This depends on winter freezing of roads, truck traffic, other weather forecast predictions. There was a suggestion to get more bids next time. That will be tried but currently Lanco & Remac are the nearest companies that do this large of a job. (Harrison Paving was in the area recently but it is unknown if they can do this type of job, other companies are 150+ miles away and mobilization would be more expensive). Debbie evaluates the road annually to keep up with status. She feels our roads look good compared to many other subdivisions who take care of their own roads. A suggestion to get a unit price (cost per square foot/yard of road) was deemed not practical due to trying to measure the roads.

Thanks were conveyed to Debbie O for all the hard work she did on the road repair project. We are looking for other volunteers for the road committee, please be in touch with secretary or Debbie O. She is also asking for a volunteer to review pavement with her next time.

Treasurers report (prior to final road payment).

Money Market	\$103,074.30
CD 9552	42,052.55
CD 1463	42,208.06
CD 4947	41,707.55
Checking 1732	19,013.37
TOTAL	\$248,055.83

Two money markets are due Nov 18 & one due Nov 28. New rates will be checked out with Truist and Live Oak (on line bank) to see which is preferable to us. Treasurer will check to see if Truist will match or come close to interest paid for on line banking.

Pam R reported on donations for the front entrance. (\$550 via treasurer, \$200 via gift cards). There is still \$176.46 cash left. Lights are not working at the front entrance, she will contact Bill McCall and Bobby Cardwell to have these checked . Pam R motion to approve treasurer's report. Kathy O 2<sup>nd</sup>. All in favor, motion approved.

Wilma P had a question posed to her regarding using the road impact fee to repair damage. The road impact fee goes into the general budget for general road repair. If a contractor/property owner damages a road, they are responsible to repair that themselves above and beyond the road impact fee.

Wilma P is waiting on a contract for lawn care. JJ was supposed to send a contract. Still waiting. Wilma P will check w/him. Other requests for bids for 2024 season will be sent to J&J, Rojo, Gene & Dice.

Jim Handy. ARC. No report.

Kathy O advised on the updated Resale certificate. It is much more intense than the prior Disclosure packet, she suggests upping the price we charge to \$100. Adam W's motion to up the price of the Resale packet to \$100. Pam R 2<sup>nd</sup>. All in favor. Motion carried.

Wilma P. advised board members will be assigned 25 lots each to contact to ensure we have correct emails for everyone for the upcoming dues that will be sent. Kindly reply when you see this request.

Wilma P will check for a lockable mailbox for Merrymount mail.

Question regarding increase in dues? Jim Collins gave a prior update at the last meeting, basically we need more \$\$ to keep up. Kathy O advises our annual costs are exceeding our

annual income. If we increase this year's dues by \$50 our income will increase from \$42,700 to \$48,800. This will help keep us ahead of expenses. Kathy Ortiz makes a motion to raise dues to \$400 for the upcoming year. 2<sup>nd</sup> Joe Duffy. Kathy Ortiz -aye. Joe Duffy- aye. Wilma Poole -aye. Pam Rock- aye. Adam Wachter-aye. All in favor. Motion passed.

Trailer lot. The board is waiting on something in writing regarding changes to consider from the trailer lot committee. They suggest committee come to meeting and/or put in writing.

Virtual meeting guidelines. Adam W. has distributed a draft guideline for electronic/virtual and/or hybrid meetings. Adam W makes a motion to adopt new guidelines once approved with edits. 2<sup>nd</sup> by Kathy O. All approve. Motion is tabled until final revision is reviewed as discussed by the board at which time the motion will carry and guidelines will be in effect. (Guidelines are attached. )

Thank you to all those who contributed to the improvement of the front entrance via help, donations, physical work, plants, water supply, lighting, etc. Great job. Note to include the front entrance in the budget for next year -via common area- in addition to the lawn care contract.

The board will be needing 2 new members for next year. Please think very seriously about serving.

Next meeting January 21 at 2 pm at Wilma P.

Meeting adjourned at 3:10pm

We will check with Wise Baptist to see if we can we have our annual meeting there next year.

Submitted by \_\_\_\_\_-Patty McHenry, Secretary\_\_\_\_\_ -11/9/23