

MPOA Executive Board Meeting

October 7, 2023

10am at Wilma Poole's Residence

Present are: Wilma Poole -Chair, Kathy Ortiz-Director, Ann Thompson-Treasurer, Patty McHenry -Secretary. Virtually attending directors are: Adam Wachter, Joe Duffy. Guests: Jim Collins, Deb Steimers, Terry & Lesli Manis, Lisa Handy, Ray Kinard, Virtually attending: Tom Mann, Darin Meyers, Donna McKibbin, Denise Buckner.

Meeting called to order (late due to technical difficulties) at: 10:17am by Chair Wilma Poole.

Financial Report as provided:

Business account: \$102,773.61

CD 9552 42,052.55

CD 1463 42,208.06

CD 4947 41,707.55

Checking 35,549.41

Total \$264,291.18

Report on Capital Reserve-Jim Collins. Merrymount income is based on annual dues and road impact fees. We have 125 lots, but less 3 lots which don't pay dues (due to 100% disabled) = \$42,700 income. Road Impact Fees vary from year to year and are paid upon new building. This year we were \$1,000 over budget (fortunately, last year we were \$2,000 under budget so we had that money available as backup).

Perhaps we can redo our roads every 5 years rather than every 4 thereby saving us money, this may be discussed in the future. Bottom line is we need to continue to fund the capital reserve account in addition to the operating budget- The example used was your house budget (OE-utilities, etc) vs needing a new roof (capital reserve). The dues can be raised no more than 25% a year (maximum \$87.50 on current \$350) and the suggestion was to increase next years dues by \$50 to \$400. We want to avoid a special assessment.

Question regarding turning roads over to state to maintain. This has been looked in to in the past and 1. Our covenants say we must maintain our roads and 2. It would cost millions to bring our roads into state requirements and 3. The state does not want to maintain our roads.

Question regarding what we can do to lower expenses. The biggest expense is lawn care. Cost will be reviewed. What about the front camera? Security options the camera brings were discussed (vehicles & other traffic in & out, automatically interacting with police for wanted vehicles) and we can bring up at the next annual meeting. Other input is welcome for consideration.

Question regarding the front entrance. Wilma has 3 bids from stone masons on the wall at the front entrance which is in need of repair.

Kathy Ortiz made a motion to increase the dues, amount to be determined, Kathy tentatively proposes \$50 to bring to dues \$400. Joe 2nd motion. After discussion, motion is tabled until we get an updated price on lawn care.

For informational purposes, annual dues from several lake developments are attached.

Discussion regarding potentially increasing the road impact fee. Kathy Ortiz makes a motion to increase the road impact fee by \$500 to \$2000 effective January 1, 2024. Kathy Ortiz- for, Adam Wachter- for, Wilma Poole-for, Joe Duffy-for. Pam Rock-absent. Motion carried.

The Trailer lot committee met (Bill McCall, Pam Rock, Richie Heycock, Wilma Poole, Gary Middleton (virtually). They do not feel the trailer lot is working out as hoped with the current restrictions. There are currently 50 trailers in the lot, there is room for 100, more space was just cleared for another 15 trailers. It is felt that people are not using the lot as anticipated because they cannot get registration on their trailers. There is a car with a trailer parked at the trailer lot now, which is against guidelines. There is a commercial vehicle that parks there regularly which is against current restrictions. The board instituted guidelines and it is up to them to change same if needed. Can the board reassess the restrictions? It would be helpful to have the committee attend a meeting to see if the rules had unintended consequences. Committee members will be invited to attend the next meeting. Further discussion tabled until then.

Parking on roads. Renters, guests and trailers have been parking on roads and impeding the flow of traffic. Please be advised: At no time during the day shall any parking impede the flow of traffic AND there is no overnight street parking.

Disclosure packet is being replaced by the RESALE PACKET. Kathy O will provide upon completion. This can be requested through the secretary. (This is generally for new lot sales).

Donations. So far \$453 in cash/checks and \$100 gift card has been donated for the front entrance. Please forward any donations through the treasurer. Oct 14 has been set for plantings, etc, please attend if you are available.

Date has been set for a Nov meeting - Sunday Nov 5, 2023 at 1 pm at home of Kathy Ortiz. Wilma P is requesting that all board members be present.

Meeting adjourned at 12.11 pm

Submitted by _____ Patricia McHenry, secretary _____ 10/7/2023

HOA/POA	Fee/Dues	Payment
Anchor Cove	\$260.00	Annual
Beech Ridge	\$275.00	Annual
Buck Spring Plantation	\$375.00	Annual
Champion Forest Shores	\$200.00	Annual
Cliffs on the Roanoke	\$250.00	Annual
Creekside Shores	\$150.00	Annual
Granite Hall Shores	\$325.00	Annual
Great Creek Landing	\$280.00	Annual
Hinton Mills	\$150.00	Annual

Holly Grove Estates	\$320.00	Annual
Jacks landing	\$255.00	Annual
Lake Gaston Estates	\$120.00	Annual
Peete River Farm	\$400.00	Annual
Pinnacle Shores	\$600.00	Annual
Portside	\$480.00	Annual
Rainey Farms	\$250.00	Annual
River Bend	\$350.00	Annual
River Forest	\$200.00	Annual
River Ridge	\$810.00	Annual
Tanglewood Shores	\$607.00	Annual
Thorton Plance	\$800.00	Annual
Timbuctu	\$520.00	Annual

Wills Landing	\$200.00	Annual
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Woodland Shores	\$175.00	Annual
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