

MPOA Executive Board Meeting

April 21, 2024 @ home of Kathy Ortiz, 2:30 pm

Present are: Pam Rock, Chair; Kathy Ortiz, Director; Joe Duffy, Director; Jim Collins, Director; Ann Thompson, Treasurer; Patty McHenry, Secretary. Guest Elise George

Attending Virtually are: Adam Wachter, Director; Denise Buckner, Guest; Alexa Scott, Guest.

Meeting called to order by Chair Pam at 2:30 pm.

DMA Reserves has been chosen to complete the reserve study for 2024-2028. The cost is \$2310 and they will begin once the check is received.

Question regarding the front wall restoration- was that in the reserve study? No. Original 2020 study had a line item but it was omitted when the detailed study was modified. It will be added back into study moving forward. Attorney Elmore confirmed that we can use money allotted for common areas to go to other common areas, e.g. trailer lot \$ not spent can be used at front entrance and moneys remaining from last reserve study can be used for current projects.

Pam R gave estimate on front walls. Hargrove \$4200. Harvey Silverman \$4200. Tim Harris \$14,500. It was suggested that we get 2 references from each contractor from prior customers who had work completed within the past 1 year. We also want info regarding whether they are licensed, bonded and insured.

Well update. There is some question as to how much Aqua/VDH is working on this for us. They are ok with the current aquafer and believe we don't need another tank at this time. They believe the aquafer has plenty of water and another pump would still draw from the current aquafer so we don't need second well. They are working on it. A status report will be provided at the annual meeting.

Budget. Attached is the current budget (budgeted & actual) and the Projected budget (7/1/24-6/30/25)

Board applicants. Jim Collins is willing to run as a board member on the ballot. Notice will be sent asap for any other interest (completed 4/22).

Adam W. asked about putting forth covenant changes again that were voted upon at last year's annual meeting. There seemed to be a lack of participation and people didn't vote on covenant changes. Some may be worth putting forward again. Perhaps the next board will want to begin early education when these are brought up again. There was a great deal of time and energy spent on these important changes for them to have not gone through

Trailer lot. Committee chair Richie and the committee suggested some proposed changes to the current procedures.

Only Merrymount property owner are to use trailer parking lot. Yes

Can we put a camera up – No. This would imply that Merrymount is responsible for security of area and we are not.

1. Can we remove the requirement for trailer registration?
 - a. Motion by Adam Wachter to remove the requirement for registration of trailers.
 - i. Motion did not carry by a vote of 3 to 2. Trailers must be registered to be in trailer lot.
2. Can motor vehicles be parked in an owner’s designated space as long as the vehicle is operable, has current tags, and does not block other spaces of access to the lot?
 - a. Motion by Adam Wachter to permit motor vehicles to park in the trailer lot as long as the vehicle is operable, has current tags, and does not block other spaces of access to the lot.
 - i. Motion did not carry by a vote of 4 to 1. No motor vehicles may be parked in trailer lot.

Other issues can be decided on a case by case basis. For example if you have 2 trailers parked and request a 3rd and there is room, the board may permit an exemption or if your trailer is over 25’ you may be granted an exemption.

The board reviewed the previous vote on the trailer lot issues and tried to stay with the voting decisions reflecting the wishes of the community.

AGENDA ITEMS for ANNUAL MEETING

Minutes for 2023 Annual Meeting

Budget

Spread sheet for life expectancy of reserve study items.

Vote for Candidates.

The annual picnic is be at the pavilion at 1 pm. More info to follow from social committee.

Meeting adjourned by chair Pam R at 4 pm.

Submitted by Patty McHenry _____Secretary, 4/22/2024

