

MPOA Meeting Minutes December 7, 2024

@ Home of Alexa Scott, 10 am

Present are: Joe Duffy, Vice Chair; Alexa Scott, Director; Lisa Handy, Director; Adam Wachter, Director; Kathy Ortiz, Chair; Ann Thompson, Treasurer, Patty McHenry, Secretary. Guests are: Sam Carroll, Ray Kinard, Jim Handy

Meeting called to order: by chair Kathy Ortiz at 10:06am

Corporate Transparency Act is on temporary hold following a court of appeals nationwide injunction. We do not have to file presently however Kathy O has asked that she be provided info to file as if this decision turns around the info could be required quickly. In the event we do not have to file, she will delete the info. It is likely HOAs will be impacted due to the fiduciary responsibility of boards.

Committee reports. ARC new house being built on lot 127. Lot 86 closed yesterday (Hamilton new owners).

Sam Carroll introduced himself. He and wife are both civil engineers at B&B consultants in South Hill and he has volunteered to head the Road Committee. He asked that he be advised of what the board needs regarding roads (repairs, status, etc.) He will check around for road repair servers in addition to Lanco & Remax who have been used in the past. It should be 4 years until we need to redo our roads. He mentioned checking and inspecting the culvert pipes to include in road repairs if necessary as this was not done previously.

Ann reported our 3 CDs have renewed for 5 months.

Discussion about covenant changes ensued. At the 2022 annual meeting, several covenant changes were presented, the vote did pass to carve out the ARC Guidelines from the covenants and move them to their own document to avoid paying filing fees in 2 states. However, given the language that was accidentally omitted from the covenants regarding what meets the passing requirements, prevented it from passing at that point in time. Some of the changes deal with ARC guidelines and it is recommended they be moved from covenants to ARC guidelines, rather than requiring they be registered with the county (i.e. via covenants) as each change is made since there is a cost involved each time. Rights of the Association also need updates. A meeting to discuss these changes has been scheduled for April 5, 2025 at 11 am at the home of Wilma Poole. People need to review the recommended changes and ask any questions they have regarding same. These will be redistributed in the near future. We need 63 (more than 50% of the 125 property owners) votes to make these changes. The covenants were originally done by the developer and there are several updates that have been recommended. Please plan to be informed and part of the fix. The annual meeting on June 7 will be the time for the official vote for changes.

Kathy Ortiz and Joe Duffy will be up for a revote for the board at the annual meeting. Any other interested parties should submit their names.

Adam was contacted by a property owner regarding pickleball players in the middle of the street on Botetourt during Thanksgiving week. The assumption by the individual making the complaint was that this group was renting a home in Merrymount, although this was not confirmed (it is possible they were family/friends of a Merrymount property owner rather than renters). Discussion by the board around

this incident emphasized that the first step for any property owner concerned about neighborhood rules violations should be to directly communicate with the individual(s) violating the rules. If rules are being violated by non-residents (guests or renters) the next step would be to communicate with the property owner where the guests/renters are staying.

Next board meeting is TENTATIVE relating to MPOA dues depending on the outcome of the DMA Reserve Study Review (scheduled virtually with the board for this Monday). If necessary, this meeting will be Jan 12, 2025 at 2 pm Sunday.

Most recent directory has been forwarded to Kathy O for dues update assignment. Please check your inbox soon to ensure we have the correct contact information for you.

The meeting was adjourned by Kathy at 11:44 am.

_____Submitted by Patty McHenry, 12/7/2024_____