

MPOA Executive Session June 18, 2024

@ 3pm Alexis Scott residence

Present were: Alexa Scott, Adam Wachter, Kathy Ortiz, Lisa Handy, Patty McHenry, Secretary. Joe Duffy virtually. Meeting called to order at 3:19 by Kathy Ortiz.

The board met in executive session to determine officers for the upcoming year and establish action items.

Kathy Ortiz was nominated for Chair. Joe Duffy was nominated for Vice Chair. Unanimously approved.

Action items/Annual do list.

1. **Reserve study.** Kathy O has the packet of what DMA requires. Lisa H will work with DMA for the reserve study.
2. **Front entrance repairs.** Two bids have been received but they are both informal. No other replies have been received. Alexa S will look at the elements (what we have vs what we want) and explore companies for bids.
3. **Covenant changes.** The board will make a renewed effort to update the covenants. The importance of voting will be underlined. Kathy O will examine what was done and what else do we need?
4. **HOA dues.** 2025 reserve study will determine what/whether a dues increase will be required. The last reserve study recommended \$413 annual dues. Lynn Cesar to be contacted by Lisa H to compare dues and capital projects with other developments.
5. **Aqua Va.** Joe D will continue efforts with Aqua/VA Dept of Drinking Water regarding a second well.
6. **Scouting out higher interest rates** for our money. Adam W will research banks/on line to try for a better interest rate along with treasurer Ann T.
7. NC Annual report is due end of calendar year. Virginia's annual report is done.
8. **Resale packet** to be updated. (KO)
9. **Tabs on Merrymount website** to be updated.

Next meeting will be Saturday, August 10, 2024 at 11 a.m. at home of Kathy Ortiz.

Motion to adjourn meeting at 4:55 by Adam.

Submitted by Patty McHenry, Secretary_____