

MPOA Board Meeting  
September 11, 2014

In attendance were: Patty McHenry, Ray Merritt, Todd Schultz, Nan Wampler, Denise Buckner, and Keri Merritt.

The meeting was called to order at 10:10 am. Minutes of the June 11, 2014 meeting were read and approved.

Nan reported that the updated covenants have been recorded in North Carolina and Virginia. Four new owner packets including the new covenants are ready to distribute. Nan will send a copy to Harvey Powers to post on the MPOA website and create a link to send to all property owners.

Roads: Ray reported that the road work should be completed today as they pave all unpaved and problem areas. This project has caused some inconvenience, but it will extend the life of our roads. Remac will be paid in full when completed, as Ray has monitored the entire process. Debbie Ortiz will be asked to update program information for future planning of cost estimates. Lissa Wissing has been added to the Roads committee.

Hydrilla: Todd reported that only one problem (dock not posted) was noted during spraying. There were no complaints after the second spraying. Todd has learned from Brett Hardis, at NC State, that current spraying techniques are not effective in eradicating hydrilla. It basically just "cuts the grass." Brett is working to establish more effective spraying to kill the weed. The optimal solution is to kill the hydrilla and plant native plants to replace it. Todd will survey our area with Al Potter, from the Lake Gaston Association, to find out our best plan to deal with this problem. Ray volunteered to help with the survey if needed.

Dry Hydrant: The paper work for this project has been submitted, and we are awaiting approval.

Audit: The audit has not yet been completed. Denise is gathering all the needed documentation.

ARC: Keri reported all ARC approvals since June. She will continue to keep the board informed of ARC approvals by email.

Pavillion: Todd reported that maintenance has not been completed to date.

Fall Gathering: It was decided that the Fall Gathering will take place on Saturday, November 1<sup>st</sup>, at 4:00 pm. The board will provide hot dogs, drinks, and paper products. People will be asked to bring a side dish or dessert to share. Keri will email this information out to property owners.

Budget: Denise suggested that, after paying for the road work, we may want to transfer funds from savings to Carter's bank account for higher interest. There has been a problem with the Boat Slip Association not cashing our checks for lighting. Rick Shupe will be asked to send us a bill before issuing any more checks. Denise will talk to 1<sup>st</sup> Citizen's Bank about going to electronic statements for checking account to save \$3 per month charged for paper statements. Denise will secure a letter for Carter's Bank to put Todd's name on file as a board member. She, Todd, and Keri will have to go to the bank to sign their corresponding document.

## NEW BUSINESS

Disclaimer: Patty questioned whether MPOA could be liable for anything happening at activities not sponsored by the board (ex. Boat House Crawl) if information is sent to all Merrymount contacts. Nan will consult Michelle and advise.

Lake Gaston Association: Todd reported that the LGA is seeking memberships to increase clout on important issues concerning the lake. They are offering a reduced rate of \$825 for HOAs with 76 to 95 property owners, allowing LGA to report all individuals as members. There was discussion considering this investment. It was suggested that permission to release identifying information, at no cost to individuals, could be included on annual dues form. No action will be taken on this issue until Todd gets more information from LGA.

Lots 5, 6, and 7: These three lots share a dock which is in disrepair. Tony Muzi (lot 5) is concerned about how to handle this situation. Two possible suggestions were proposed: 1) MPOA write a letter to property owners to make repairs; 2) MPOA write a letter to power company. Todd will talk with Tony Muzi to see if he has contacted the other owners before we do anything.

### Attorney:

- Nan reported that Michelle said that there is no service level agreement with Aqua Virginia. This existed only with the developer.
- Fine structure (for non-compliance with covenants) can be found in the Code of Virginia, statute 55-513, Adoption and Enforcement of Rules, part D. She provided a link: [leg1.state.va.us](http://leg1.state.va.us). It was suggested that this information should be included in the annual dues mail out.

Next Meeting: Tuesday, November 18, 10:00 am at the home of Todd Schultz.

The meeting was adjourned at 12:39 pm.

Respectfully submitted,

Keri Merritt, MPOA secretary