

## MPOA Board Meeting Minutes 01/13/2020

The MPOA board of directors met January 13, 2020 at Denise Buckners residence at 1:30pm. In attendance were Lisa Handy; Chair, Doug Sobey; Vice Chair, Deb Steimers, Treasurer, Denise Buckner; Director. Guests in attendance were Eileen Feeley, Bo Jamison, Patty McHenry, Cindy Taylor, Miles Teasdale and Joe Duffy. Meeting adjourned at 3:00

November minutes are approved, after Doug motions and Lisa seconds.

Rich Heycock is the notary of record for the neighborhood.

### **Committee Updates:**

ARC – Lot # 14, Doug will have ARC secretary send letter putting onus on company moving the modular, Re: Entrance tree limbs being pulled away from modular.

Lot # 25, Doug will send letter in reference to removing temporary ramp.

2/3 vote needed for changes to ARC due to legal ramifications, verbiage being worked on by Doug and ARC committee.

Audit – Lisa will show Denise the e-proxy voting software that was used during our last election.

Planning - Aqua has agreed to drill a new well on the site of existing well #1, the well currently in operation. If combined yield and water quality complement the existing well, the new well would be permitted as the second well serving the waterworks. On December 5, 2019, we met onsite with Aqua to approve the new site. An approval letter will be prepared for the new location. Aqua may drill and sample the new well in the first quarter of 2020. The drawdown and yield will be determined for the dual well arrangement, while pumping both wells (well #1 and the new well) concurrently. We will keep the community advised and progress is made.

Doug has been working with Jessica Baumann at NC State, Department of Crop and Soil Sciences, program of Aquatic Plant Management in regards to over spraying of docks by PLM in their efforts to manage lymblia. If owners have any concerns or questions about the over spray, please contact [PLMcorp.ne4t@locations.atlantic-region.com](mailto:PLMcorp.ne4t@locations.atlantic-region.com).

### **Social – No updates**

- Old Business:
1. Deteriorated trees at entranceway
  2. ARC verbiage for vote
  3. Finance verbiage for vote
  4. Homeowners Dues and Reminders are out

- New Business:
1. Aqua, pipe vs. well

## 2. Update on assessment returns

**Financial Report** – Deb had two acts to report. 1. All accounts at First Citizens Bank have been moved to BB&T. 2. Opened savings at BB&T. There was a mistake made, two thousand dollars was deposited into operating expense account, so it was moved back into capital reserve account. The board is exploring the use of online banking and paying reoccurring bills online rather than mailing paper checks and avoiding postage costs. The by-laws would need to be changed in order to take advantage of online banking. Doug suggested she put together verbiage that could be voted on with the changes to ARC covenants. Doug motioned and Denise seconded the motion for approval.

Reserve study update, Deb to have initial marketing with DMA to ask questions.

Bo Jamison gave an update on the “no wake” project. Will Miller, creek manager, has been working with Bo and his group. An application fee of \$350 is needed to file the petition. \$200 is refundable if they were to lose. With the cost of buoys and fees all in cost in \$1000, Doug motioned to move forward.

Guests are welcome at the next meeting with an RSVP by 2/14/2020.

Next Meeting: February 17, 1:30, Sobeys house.