

April 27, 2020 Board Minutes

The MPOA board of directors met on April 27th at Lee Guin's residence because the April 20th meeting at the pavilion was canceled due to the pavilion being stained and COVID-19 social distancing. In attendance were Lisa Handy; Chair, Deb Steimers; Treasurer, Denise Buckner; Director, Kelly Dice; Director and Doug Sobey; Director. Guests in attendance were Wilma Pool, Lee Guins and Bo Jamison.

March minutes were approved.

Committee Updates and New Business

General – Bo Jamison gave an update as to where we stand on the Hawtree “no wake zone”. May 10th is the next meeting of the board of Supervisors and they plan to name a committee for this project. Some of the Hawtree residents do not expect to hear from them before July due to limitations set by COVID-19.

ARC – Wilma Poole reports that e-proxy voting is closed and the amendment that was proposed to rehouse ARC criteria from the HOA covenants passed with a 70% vote. Any changes to the ARC requirements will still have a community vote but we will no longer incur legal fees from NC and VA to have the changes updated in the covenants.

The committee is currently working on 4 big items that they will present at the annual meeting. Items to include: updates on certain HOA criteria that are pertaining to the square footage, roof pitch, paint colors and fencing. All proposed changes will be reviewed by our HOA attorney prior to being presented for approval at the annual meeting.

A shout out to the ARC committee members for their work and persistence.

Planning –

1. Thank you both Dice families, Hollands, Deb Steimers and the Handy's for their work on the front entrance landscape. Due to savings on labor costs and thrifty plant buying, the MPOA saved \$2000 of a \$3400 budget that was proposed.
2. Lisa is looking into updating the computers for the Treasurer and the Secretary
3. The Pavilion structure, tables and benches have been power washed and stained.
4. Denise and Lisa will be working together to audit the program election runner.
5. Denise is going to arrange for a porta-potty delivery to the pavilion in June.
6. Emails were sent to the community reminding them of open board positions and volunteering opportunities for some of our committees.

Audit – Jim Collins and Pam Rock have requested a start date for our annual audit. Deb Steimers is working with Jim and Pam to choose a date and provide the needed documents to complete a thorough audit.

Social – Emails were sent to the community that volunteers were needed on the social committee and we did not receive any response so Lee graciously offered to stay on to continue the planning of our Merrymount events.

Annual Meeting is moved to August 15th. Emails will be sent out with all the necessary information.

Finance

1. March Profit and Loss statement did not balance after review. We realized it was an unreconciled copy. Deb Steimers is going to send out the reconciled statement by end of day.
2. In March, we went over the number of deposits/transactions limited by our bank with the MPOA assessments that were deposited in March.

3. Our 2020 Reserve study was completed. A reserve study is a long-term capital budget planning tool consisting of two parts: the physical analysis and the financial analysis conducted and prepared by an outside independent consultant for the benefit of our Board of Directors. The study helps us identify a stable and equitable funding plan to offset ongoing deterioration (example: roads, common structures, entrance stone wall) resulting in sufficient funds when those anticipated major common area expenditures actually occur. Our physical analysis was completed in March 2020 and we received the written analysis. It was determined that we would meet to go over the document line by line to understand what was being recommended and how we need to incorporate it into our budget for the annual meeting approval. There will also be a meeting with the assessor to finalize the study. This date has not yet been scheduled. The board is going to meet with Michael Dice, who walked the Merrymount property with the assessor, to review the study and get clarification on any areas that were not clear to the board. We are meeting on May 11th to review.

Old Business:

1. Aqua digging signs. Lisa and Doug spoke with Bernard Proctor with Mecklenburg County about the flags marked "hand dig only" that were placed on one of Merrymount's lots. Mr. Proctor was not aware of any projects or requests made by Aqua to dig and said he would see what he could find out. Aqua has yet to present their plan with the appropriate approvals from Mecklenburg County and Dominion to the community. We will continue to pursue obtaining our approved second well for the community.
2. We discussed the realignment of the trailer lot to create a better organization for parking. Emails will be sent with some action items for the homeowners so that we can complete this project.

Next meeting, June 8th, 1:30 at the Pavilion. Visitors welcome. Please let secretary know if you are planning to attend.