

MPOA WORK SESSION

OCT 15, 2021

PRESENT AT THE MEETING ARE: Lisa Handy, Chair; Joe Duffy, Director; Wilma Poole, Director; Pam Rock, Director; Kathy Ortiz, Director; Lee Guins, Treasurer; Patty McHenry, Secretary.

Call To Order at 11 am by chair.

Attorney Update: Three HOA specialty attorneys were contacted by the board and the board is awaiting proposal letters & a Zoom call regarding what they do, retainers, services, costs, etc. Andrew Elmore o/o Chadwick et al, Debra Casey o/o Vandervender (sp?), et al & Inman, Strickler are the attorneys and all specialize in community association law.

Rental Issues: The Board discussed various rental issues that they have received complaints about including noise, trash, unsafe boating, etc. According to Merrymount Covenants, Article XIII, Section 4. Rights of the Association: “the **Association is hereby given the right to enter upon any Residential Lot** for the purpose of removing signs, debris, brush, **junk or any other unsightly or unsanitary condition and shall not be considered a trespasser in so doing.** The Association further reserves the right to make a **reasonable charge** to the Owner of such Residential Lot for such service which **charge shall be a lien upon the Residential Lot** and shall be fully enforceable by the Association through appropriate legal action.” (my bolds). Homeowners, Property Owners and Renters please remember that ongoing complaints from your neighbor to the board will cause them to deal with the homeowner up to and including a lien against your property. Article VI, Section 6. “Trash, garbage and other waster material shall be kept in sanitary containers. Garbage cans and trash containers shall be kept in a clean, sightly and sanitary condition. They shall be **conceaed from the public view including the view of other Owners except when placed curb side...**” Article VI, Section 13. Renting also requires the “Owner shall provide the Association with a copy of the lease...” and “with contact information for the tenant”. The property owner shall be contacted by the board regarding violations of Covenants. The MPOA board will discuss with our new attorney more details on this matter.

TRAILER LOT

Please remember to remove your trailer, vehicle, etc. no later than Nov. 7 at 5 pm. Any abandoned vehicle still on the trailer/storage lot on November 7, will be referred to VA DMV auction to be sold or demolished and/or will be removed at your expense. PLEASE have your vehicles removed!!

The Trailer Lot subcommittee of the board (Wilma Poole, Pam Rock, Lisa Handy) has, per input at the annual meeting and discussion points distributed, recommended that:

1. Boats & trailers on the lot should be operational & registered, no vehicles nor commercial vehicles will be permitted

2. Only boats, trailers and other Recreation Equipment will be permitted
3. Only Property owners will be permitted to use the lot

Also, as per the Disclosure Booklet; Question #4. The Association has improved a portion of Lot 128 for a storage area to store boats, trailers, and other recreation equipment. A fee may be assessed by the Association for the right to use the storage area to cover the maintenance and upkeep of the storage facility.

A work session to set up guidelines for the trailer lot is scheduled for Oct. 29 at Wilma Pooles house at 10 am. Any input is welcome, please text, email or see Wilma in person (607 Hawtree) to convey your thoughts prior to the meeting. {Wilma new cell # 434.917.8204, H= 434.689.0059. or rheapold4570@gmail.com}. The board will be putting out these guidelines to the community for a vote after the Oct 29 meeting.

The meeting was adjourned at 1:11 pm

The next board meeting is scheduled for Nov 5 at Wilmas at 11am.

Submitted by Patty McHenry, Secretary, Oct. 15, 2021