

MPOA Executive Board Meeting

March 6, 2023

10 am @ home of Wilma Poole

Present are: Lisa Handy, Chair; Wilma Poole, Vice Chair; Joe Duffy, Director; Pam Rock, Director; Kathy Ortiz, Director; Ann Thompson, Treasurer; Patty McHenry, Secretary. Guests: Kelly Dice, Deb Steimer. Virtually attending: Alexa Scott, Adam Wachter & Waylon Bryson.

Meeting called to order by Chair Lisa at 10:03a.m.

Agenda: Issues that need to be discussed and/or voted on at annual meeting.

Finance Report:

CASH & SAVINGS \$275,910.59

- **Business HPMM 4357**

\$90,624.16

- **CD 9552**

\$42,052.55

- **CD 1463**

\$42,208.06

- **Checking 1732**

\$59,318.27

- **CD 4947**

\$41,707.55

CARDS & LOANS -\$68.69

Minutes from February 11, 2023 meeting. Approved as distributed.

Social Committee: Upcoming events:

- March 11 at 4 pm taco party at Christi P.
- April 22 Easter Egg hunt at pavilion starting at 2:30 p.m.
- Port a pot. Do we want to have the port a pot in place for the April 22 event rather than wait until May (Easter egg hunt with kids expected to be present)? Yes. Wilma P-motion to start in April rather than May for port a pot. Kathy O 2nd.

- May 20. McHenry Piggy Roast. All Merrymount invited to attend. Starting at 4 pm, kindly bring a side dish or dessert to share.

ARC no news

Trailer lot. There have been several ideas for change, some may require we redo the vote e.g. some allowed trailers are longer than anticipated by virtue of the hitch. Some concessions may have to be made. A 3rd person is needed on trailer lot committee. Please consider volunteering for same. Currently Richie H and Gary M are on this committee.

Mailbox. It was recommended that we install a new lockable mailbox. Cost is around \$100. Motion to get a new mailbox by Wilma P, 2nd by Pam R. The current post should be reusable.

Old Business

Kathy O has conducted a year by year review of annual meeting minutes pursuant to the recent vote regarding the corrective amendment necessary to address omissions in the 2014 Restatement of Covenants. Since 2014, the following will need to be revoted on:

1. Remove Article VI "Construction and Use Guidelines" from Covenants. (Virtual meeting due to COVID, YES vote via E-runner).
2. Changes to Article VI, Section D.
3. Article VII, Section 1. Remove paragraph regarding automatic denial.
4. Building site preparation. No clear cutting; exterior color must be approved.
5. Sheds & Outbuildings. One shed per lot no larger than 10% of the heated square footage or not to exceed 256 square feet.
6. Size, Material, Color, Design & Location must be approved by the ARC.
7. Sheds may not have a flat roof. (Passed)

In addition, to add to the covenant, a provision for Property Owner(s) in Violation. If you are delinquent in dues or in violation of covenants or ARC your ability to serve on board or committee is relinquished until resolved. Past vote confirmed agreement to this change.

The covenants still have to spell out what ARC must review and approve items.

Discussion regarding having a smaller meeting to put this together before the annual meeting. Date is TBD.

Other issues. Covenant change. There needs to be a clear process for the board to take on an alleged violation. How can the board make a site visit? (Currently "unsanitary conditions" is too broad). The covenants need to have the ability to enforce violations. Need to add to covenants the mechanism and ability to enforce same.

Alexa S. Her current HOA requires a HOA site visit when you list to sell your property. Items must be approved, even retroactively. This may be something to think about in the future.

Discussion regarding specialized roles for ARC & Audit committee members, e.g. ability to read blueprints and plats. Other committees may just be the time spent to commit to same. Lisa will work

with chairs to document skill sets needed and preferred to provide a description and skill set for other roles so volunteers know what they are being asked to do.

Waylon B asked about money management and how can we get a higher return without a high risk. He would be willing to help with this and also with the capital reserve study. It was also mentioned that the bank can provide a management account if we qualify and are interested.

Who will take on what work for the annual meeting? Kathy O is working on updating covenant work. She will send a draft to board by March 24 for review and comment. Wilma P will also do the same for trailer lot. The audit needs to be done and the budget needs to be prepped.

The board is asking community if they have any issues or items for the annual meeting. Please submit input NOW for this year. All proposals for any changes /additions/ items for consideration including covenant changes by the board need to be submitted by March 24 (in writing with section specified if possible) so they can be voted upon and reviewed by the attorney for adherence to the covenants. (separate distribution request completed 3/6/23)

Evote. It was discussed if the POA statute still allows for evotes after covid? Yes.

Deb S. Noted that she has no objection to social committee but it should not be funded by MM budget. We should put money into the front entry section of development. This has been mentioned in the past, can get some estimates. There should still be unused money for this in the budget.

Kelly D suggested we get input from the state regarding HOA management. The state can advise on statute but not on legal matters.

Discussion regarding specialized roles for ARC & Audit committee members, e.g. ability to read blueprints. Other committees may just be the time spent to commit to same. Can we ask the committee chairs to provide a job description and skill set for other roles so volunteers know what they are being asked to do.

Who will take on what work for the annual meeting? Kathy O is working on updating covenant work. She will send a draft to board by March 24 for review and comment. Wilma P will also do the same for trailer lot. The audit needs to be done and the budget needs to be prepped. Send out request for input NOW for this year. *All proposals for any changes /additions/ items for consideration including covenant changes by the board need to be submitted by March 24 (in writing with section specified if possible) so they can be voted upon and reviewed by the attorney for adherence to the covenants. (completed 3/6/23)*

Also are there any volunteers for the ballot for a 3 year term on the board.

March 18 for road clean up. At 9am

“What 3 words” app was mentioned by Joe D. This is a worldwide locator system that can be used on phones to determine where you are within 10 feet. (Information regarding same was sent out 3/6/23.)

The annual meeting is scheduled for June 3, 2023. We will try to reserve the Wise Baptist Church, otherwise may plan the meeting for the pavilion or elsewhere. We will check on doing a catered lunch following.

Meeting was adjourned 11:46.

Next meeting is Sunday, April 2 at 2 p.m. at Kathy O residence. Joe D will be the teleconference person when needed for meetings, etc.

Submitted by Patty McHenry, Secretary _____ March 7, 2023