

## MPOA Executive Board Meeting

April 30, 2021

Present are: Lisa Handy, chair; Pam Rock, Director; Deb Steimers, Director & Treasurer; Kathy Ortiz, Director; Joe Duffy, Director; Secretary Patty McHenry.

Guests: ARC Lee Guins, Carol Jamison, Jim Handy, and Lissa Wissing, Denise Buckner.

Meeting called to order at 10:30 by chair Lisa at the home of Kathy.

### Approval Needed:

1. Board Approval of April 18, 2021 Meeting Minutes. Unanimously approved.

### Committee Reports:

1. **Architectural.** Nine items were submitted for vote at the annual meeting regarding changes to the ARC guidelines. As this is a Technical committee they are requesting overlapping appointment terms. Board to review.
2. Also discussed was **adding the Audit Committee as an appointed committee** to the covenants as this is also considered a technical committee. Above items 1 & 2 will be up for vote this meeting. These, if passed, will be incorporated into the covenants via addendum & then incorporated total. Kathy will review language prior to the annual meeting.
3. **Social.** Rising Smoke will cater & serve at our annual picnic . 42 is the count so far. Plates, flatware, BBQ, beans, coleslaw & rolls will be provided, we will provide water. Please wear a mask in the food area. Lisa suggested the pavilion needs to be power washed prior to the picnic. Jim was "voluntold" for the task, but could use help. Dirt will be delivered this weekend for the low area around the fire pit.
4. **Suspension of membership eligibility.** Up for a vote will be "In any case where a homeowner is delinquent on annual MPOA dues, or has been found to be in violation of the Covenants, Bylaws or ARC Guidelines of the Merrymount Property Owner's Association after notice and hearing by the Board of Directors, their eligibility to serve in any capacity on the Board of Directors, or other Committee established by the Board, shall be suspended until such time as their dues are brought current and/or the violation is brought into compliance with the Covenants, Bylaws or ARC Guidelines of the MPOA". The member may still vote on by-laws & ARC guideline issues. There was some discussion regarding fine structure but the Virginia Property Owner's Association Act provides a fine schedule as well as the notice and hearing provisions that apply to address violations.

5. Trailer Lot/Storage Lot. The “Who, What & How” were discussed and will be brought up at the annual meeting but not for a vote at this time as there are several issues that need answers and input is requested.
  - a. In general discussed were:
    1. Property owner or tenant (long term tenant of 6 months or more) -but not both- could park a trailer, boat, personal water craft, utility trailer and/or Recreational Vehicle in the storage lot.
    2. Only personal items would be allowed to be stored, not commercial items. Motor vehicles, motor cycles, mopeds, and all other like conveyances are expressly prohibited.
    3. All items stored must be in good operational condition.
    4. All items must be registered & tagged with a license plate. The item must also display a laminated identifying tag issued by MPOA. Virginia requires that any item “residing” in the state of Va must be registered within 90 days per Virginia statute but because not all property owners are full-time residents of Virginia, the Board agreed that the requirement should be that the item is in compliance with the laws of whichever state the conveyance is registered in.
    5. Talking points to be addressed at annual meeting include discussion of who should be permitted to store items (property owners vs tenants), what items should be allowed, and how the process may be implemented/enforced – will a storage lot registration/enforcement committee be necessary?

**Old business:**

1. Lawn Service pruning & mulch will be completed within 7-10 days by J&J.
2. Porta John scheduled for May 27 delivery and will remain thru the end of October.
3. Annual Meeting: Picnic is catered & booked
4. Annual Meeting Agenda to be completed within next few days.

**Budget:**

As distributed by Treasurer Deb. July 1, 2020-June 30, 2021 Profit & Loss statement & Projected Budget Overview for July 1, 2021 thru June 30, 2022 will be completed & power pointed by annual meeting.

**Volunteers** are still needed for various committees. Please submit a short bio and a committee you would be interested in serving with (currently the social, ARC, & audit committee are looking for volunteers) to [merrymount2012@gmail.com](mailto:merrymount2012@gmail.com).

Meeting adjourned 12:10pm

Submitted by: Patty McHenry, Secretary 5/1/2021