

MPOA BOARD MEETING

February 11, 2023

1p.m. at Kathy Ortiz residence

Present are: Chair Lisa Handy, Kathy Ortiz, Joe Duffy, Ann Thompson, treasurer, Vice Chair Wilma Poole, Pam Rock, Patty McHenry, secretary. Guests are: Amy Cardwell, Bobby Cardwell, Fred Walker, Aimee Williamson, Paige Holland, Chris Holland.

Minutes of January meeting. Kathy motion to approve as distributed. Joe 2nd. All in favor, minutes approved.

Finance. 33 total dues received so far, 3 residents are exempt (100% disabled). \$11,950 deposited for dues so far. Money Market=\$90,623.46. CD1=\$42,052.55, CD 2=\$42,208.06, CD3=\$38,154.01, CD4=\$ 41707.55 Wilma motion to approve, Joe 2nd. All in favor, finance report approved.

ARC no updates.

Social. Spuds in the air is tonight's social, 32 expected to participate tonight. March event coming out shortly. Q-Jerry O-Can social committee have a slush fund (eg donations from residents)? This would have to be accounted for via treasurer. The committee has asked to increase the budget next year to \$!500, this will be discussed at the annual meeting.

Trailer lot. Richie Heycock has joined the committee. 1 jet ski trailer to be added, still plenty of room at the lot. Rich & Gary to work on.

Second well. Lisa Handy spoke with Bernard Proctor. He says Aqua still owes him information. The "48 hour Test" has not happened yet. Everyone needs to understand the influence of the 1st well on the 2nd well, meaning Aqua does not know the effect of the 2nd well on our current resources. When testing they will fill the first tank and second tank and pump water out of the 2nd well and check pressure every 30 minutes. (It is expected they will notify us before this happens so we can keep extra drinking water on hand.)

POA dues. Mailed our dues January 26. They are due March 1.

New business. Work to be prioritized.

Discussion regarding working on language changes to the covenants/ARC in conjunction with the corrective amendments. The language will need to be voted on at the next annual meeting, i.e., taking certain language out of the covenants and putting same into the ARC so it does not need a majority vote for each change. This is based on previous actions and MPOA vote and leaves the ARC still responsible to approve buildings, etc.

Ann T= when does board meet for annual budget? After annual audit.

Other business?

Paige H requested to speak regarding several issued of concern to her.

- She presented a letter to the board regarding issues as follows:
 - She feels the board consists of friends, social acquaintances, etc that have a “bullying” status regarding MPOA and that they have immense control over houses, garages, etc and that approvals are inconsistent and influenced by personal agendas.
 - Concerns regarding control of ability to rent and use the trailer lot.
 - Recommendation to seek an alternative solution and outsource operation to a more professional company.
 - Allegations that she/Chris were maintaining chickens on their property and that the boards approach (certified letter) was confrontational.

Further discussion ensued. The board must perform their due diligence upon complaint from a property owner for covenant violations.

The board advised they will meet in executive session to further discuss the matter.

The Board went into closed executive session @2:02 pm by moved by KathyO. All were excused.

General session closed at 2:02 pm.

The meeting ensued for 30 minutes with the topic of violations of the covenants and next steps.

The next meeting date will be determined.

Submitted by Patricia McHenry, secretary _____ February 13, 2023