

Minutes of MPOA Board Meeting April 18, 2016

Meeting called to order at 10:00am by Patty McHenry, Chair. Doug Sobey, Denise Buckner, Diana Munsch in attendance.

Main order of business to discuss budget issues that will be presented to MPOA at Annual Meeting 6/11/16.

Re-survey of Pavilion lot:

Patty called Mr. Crutchfield (surveyor) again on April 5, 2016 and was told the re-survey would be scheduled in approx. 2 weeks. The surveyor was asked to contact a member of the Board when the work was to be done so that someone could be available and on-hand during the process. Patty also asked that the pavilion be placed on the plat survey which will cost an additional fee of approx. \$100.

Grading and seeding the pavilion lot:

Based on all available information, it seems prudent to delay grading and seeding the lot until fall. Detailed, specific grading plans need to be gathered from the contractors and reviewed prior to any work being done. Proper drainage according to VA requirements is critical and needs to be specified by the contractors as well as the type of seed, need for extra dirt, etc. Doug will send George Epp, Chair of the Planning Committee, the names and copies of the grading and seeding proposals already gathered. The Planning Committee will report to the Board their recommendations upon evaluating the bids and the Board will determine the awarding of this project. Based on all of the variables we are dealing with, the Board would anticipate a completion of this project by September 1, 2016.

Electric Service:

This too is on hold until the survey is complete and a decision has been made about other potential enhancements to the pavilion lot. Again the emphasis is on making the most informed decision that will make the most sense in the long-term and use our funds wisely.

In light of the fact that no improvements have been made to the Pavilion lot, Diana made a motion to reserve the Jerusalem Methodist Church Fellowship Hall for our Annual meeting. This motion is based on the ease of getting to the fellowship hall for our property owners, ample parking, and shelter in case of inclement weather. All of these factors were considered to increase attendance and participation at the meeting. Denise seconded the motion. All were in favor. **Motion carried.** Patty will confirm the reservation and the association will donate \$200 for the use of the fellowship hall. This will allow for the Social Committee to ready the pavilion for the picnic that follows the annual meeting.

Budget items:

Annual Picnic: \$300

Annual meeting room donation to church: \$200

Entrance maintenance (repair of irrigation system and mulching) \$2200

New owner books are \$50 each. Seller pays fee. Denise will check with Linda to see if we need more books made.

Mecklenburg Electric bill for the boathouse slips are now coming directly to the MPOA.

Security Cameras projected cost \$4500. (Debit card for purchase was sent to Todd on 4/6/16).

Re-survey of pavilion lot may reach a total of up to \$850.

Porta-John rental \$75/mo. Should be delivered on May 1, 2016 and placed in as discrete an area as possible.

Denise discussed a projected draft of 2016-2017 Merrymount Common Area Maintenance Plan using a 60/40 split with the current \$300 annual dues assessment. She will also provide a projected budget showing a 50/50 split with a dues increase of \$50/lot.

Road Committee recommendations for road maintenance are vital before annual meeting for budgetary purposes. (Email sent out to Committee Chair and Committee Members 4/18/16 asking for a review and recommendations for projected road repairs/maintenance costs for the calendar year).

Certificates of Deposit are maturing on 5/3/16. Denise proposed strategies on how to reinvest to capture the best interest rates and maintain a certain amount available for an emergency situation in a savings account and monthly expenditures available in a checking account. Carter Bank is offering the best interest on a Savings Account. The Board will make a trip to the designated banks as a group to handle the transactions on May 3, 2016.

Miscellaneous items:

May 11, 2016 – all agenda items, ballots, proxies are due to be sent out to the MPOA members by this date to meet the 30 day deadline prior to annual meeting. Diana will contact our attorney to seek clarification on the two kinds of ballots and who can vote on non-agenda items. (How to differentiate the categories for voting proxies)

Denise will send out a letter to the membership to explain how they can provide their contact information to the LGA if interested.

Denise will draft a letter of affidavit for owner of lot by entrance of subdivision that has two dead trees which need to be cut down.

Doug getting instruction booklets for wildlife cameras to aid in maintenance/proper utilization.

Diana to contact Scott and Dottie to follow up on Aqua Virginia water quality issue that they raised at the May 2015 Annual meeting. (Contact made 4/18/16).

Doug is getting a quote on the cost of providing car stickers signifying Merrymount home owners for security/identification purposes. Would be ideal to have them available by the Annual Meeting.

Denise will contact Laura and Christi to see what is needed for Annual Picnic/preparations.

Diana will send out a request to all committee chairs asking for information on any vacancies they have on their committees. (email sent 4/18/16). A list will then be compiled and sent out to the membership soliciting for volunteers.

Meeting adjourned at 12:15pm. Next meeting 5/3/16 @ 10am home of Denise Buckner.

Respectfully Submitted,

Diana Munsch, secretary

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