

## MPACA Board Meeting

Date - August 25, 2015

Time- 7pm – 9pm

Location – Pat Martin Residence

Attendees – Pat Martin, Patrick Mulligan, Vicki Mulligan, Bonny Seeders, Scott Shipman, Jason Krout

### New Business:

Pat Martin opened the meeting with a discussion of the rezoning granted to the residence at the corner of Red Mill and Minos Conaway Drives. The Sussex County Council granted a zoning variance to build a Garage Studio (cottage style) 700 square foot or less on the property in order for the owners to accommodate their grandmother. There has been some neighbor objection to the zoning exception and the board determined that MPACA would not take any action to negate the granted zoning exception. The reasons this position has been taken are follows:

1. MPACA is a civic organization and not a incorporated HOA
2. There are old “Conditions and Restrictions” (copy attached) established in the 1960’s that have been cited for reason to negate the zoning exception; however, the owner that established the covenants, The Swanendael, Inc, is no longer in business and there are no known assignees to their corporation. Thus, it is the opinion of MPACA these covenants are not enforceable.
3. During the meeting of the Sussex County Council, legal counsel for the SCC stated the county does not enforce any neighborhood covenants. If any action is taken against the zoning variance, it would have to be through the courts. MPACA will not support this type of action nor does it have the authority to do so.

### Old Business:

Scott Shipman reviewed the plans for the canoe/kayak ramp at the end of Red Mill Dr. A wooden ramp will be built and anchored to the bank and then bottom of the lake. Metal augur anchors will be used to hold the ramp stable in the water. Scott’s projected completion date should be prior to winter.

### Social Events:

**Wine Tasting** - Saturday September 19<sup>th</sup> 3PM (Rain date – Sunday September 20<sup>th</sup> 3PM) – Bring a bottle of wine (in a brown bag) along with a plate of finger food for all to enjoy. Lemonade tasting will be available for all those not drinking wine.

**Picnic** – Saturday October 10<sup>th</sup> 12 Noon (Rain date – Sunday October 11<sup>th</sup> 12 Noon). The hot dogs and paper products will be furnished by MPACA. Bring a covered dish for all to share (hot or cold dish, desert, etc).

An e-mail will be sent to all residence inviting all to these events.