

2020 Annual Meeting Questions and Answers (updated 8/18/2020)

NOTE: Can't see the updates or changes? Please refresh your browser, or delete cache, to see the changes that were made to Merrymount's website.

1. **Question:** Why is the membership paying for buoys costing \$3,000 without a membership vote?

ANSWER: A No Wake Committee was formed by several Merrymount members: Eileen Feeling, Bo Jamison, Patty McHenry, Janet Epp, Cindy Taylor, Todd Schultz, Deb Steimers, Nancy McDonnell, and Bobby & Marion Glass (from Peete River Farms). They did the work to document and push through the administrations of Mecklenburg Co and DNR to have a no-wake zone along the Hawtree Creek. The committee was formed due to the uncontrolled conditions occurring creating safety issues for all due to the increased boat and personal watercraft traffic in our creek. In addition, as observed by many homeowners, the disregard of boaters to follow existing rules (law) e.g.:

- Going too close to docks (within 50 feet),
- Unsafe Towing rafts behind Personal Watercrafts (PWC),
- Swinging rafts too close to docks,
- Reckless and inconsiderate operating of PWC continuously back and forth in front of neighboring docks,
- Speeding when there is no clear sight of vision endangering adults and children playing, swimming, kayaking, canoeing, and/or paddle boarding in the creek,
- Limited availability of law enforcement personnel to cite violators of safety rules and laws.

Erosion of the Merrymount Hawtree properties being caused by the unsafe boating practices also contributed to the concern.

The \$3,000 was an estimate and has been corrected on the operational budget as of 8/12/2020. The actual total cost is \$1,564.01 that is being split (50/50) between Merrymount and Peete River Farm. Bo has received the approval from DGIF for the installation for the buoys. He hopes to have these in place by this weekend (8/15). They did not go along with our original locations but did approve all five buoys. Peete River Farm will be cutting a check for reimbursement.

2. **Question:** I thought the ability for the board to spend \$5,000 was to be used for emergencies: road water damage, snow plowing, trees down, not projects that the board wants completed without membership voting?

ANSWER: Actually, this is what is recorded in the [2009 Annual Meeting Minutes](#):

Expenditures: "Any capital improvements (A) have to be included in the budget and (B) any expenditure above \$5000 must be approved by MPOA general membership." (Approved by majority vote)

There are no stipulations stated, however the board would only spend \$5,000 for emergency purposes without approval by MPOA membership. Even though it did pass a membership vote at the 2009 annual meeting, we believe this was not recorded in the by-laws for VA or NC.

The board was approached by the No Wake Committee and agreed to support the efforts of several members working to make the creek safe. The board carefully reviewed the situation in terms of homeowners and/or their guests, as well as safety and protecting the waterfront areas from damage. The Board agreed this small scale project was necessary and in the best interests of the association.

3. **Question:** Why is the board getting involved in issues below the high water mark?

ANSWER: The No Wake Committee came to the board for support as the project involved all lots (roughly 40 lots or 33%) located along Hawtree Creek shore line. The board was being proactive assisting the No Wake Committee with a safety concern for our homeowners, kids, and their guests.

4. **Question:**

References:

- A. Merrymount Board Meeting Minutes - June 8, 2020
- B. Merrymount Board Meeting Minutes - July 7, 2020
- C. Merrymount Reserve Study 2020 – Final – June, 29, 2020

Reference (A) and Reference (B) address the planned re-surfacing of the trailer lot with asphalt millings. Reference (C) 4.0 RV and Trailer Parking, indicates a planned expenditure of \$40,000 for Existing RV Parking area – new gravel and upgrade. I have reviewed the Projected Operational Budget for 2020-2021. The projected cost for the trailer re-surfacing project is not shown on the Projected Operational Budget that is to be voted on by the membership. Am I to assume that this project has been put on hold since it was not been addressed in the documents provided for the 2020 Annual Meeting?

ANSWER: Yes, this project was placed on hold. The board has been discussing ways to realign and organize the trailer lot for several meetings and decided after only seeing one bid, perhaps more bids should be requested. After the 2020 annual meeting the planning committee is going to be gathering bids, breaking the project down into phases , and looking at the most economical way to proceed. Once the board has a plan together at an affordable price, the board will conduct a presentation for a community vote. This is not an operational fund but a capital reserve item that has been recommended with the completion of the reserve study allowing maintenance of the lot with the cost of the project already well funded.

5. **Question:** I am not positive I will have email during the voting period. How do I assign my proxy?

ANSWER: You can request a ballot from Kelly Dice, cell # 434-755-5428, and vote by mailing the ballot to the address below any time before September 1st. The ballots will *not* be opened until the e-voting is closed on September 1st by the voting committee. You must **mail** your ballot:

Merrymount POA
Voting Committee
134 Hawtree Way
Boydton Va. 23917

6. **Question:** How do I give somebody my proxy?

ANSWER: You can request a proxy from Kelly Dice, cell # 434-755-5428, complete the proxy and mail the proxy to the address below any time before September 1st. The proxy ballots will *not* be opened until the e-voting is closed on September 1st by the voting committee. You must mail your proxy ballot:

Merrymount POA
Voting Committee
134 Hawtree Way
Boynton Va. 23917

7. **Question:** As of 08/05/2020 - How is the virtual meeting going to work?

ANSWER: All annual meeting information is on the Merrymount website. Any questions received will be answered and then placed in a Q&A section for all owners to review. The date for e-voting to start is August 25 and will close on September 1 at noon.

8. **Question:** Is it really going to be virtual?

ANSWER: Yes, a virtual meeting allows the community to link up to text placed on the Merrymount website irrespective of their physical location. It will not be a zoom meeting. Technology around the lake is not conducive to holding webinars for a large audience. The meeting will be conducted with documents to read placed on the website; an e-vote which will be sent via email with a secured "Voter ID and Key."

9. **Question:** Has the board adopted procedures documenting controls for how the online banking account will be managed?

ANSWER: To protect from fraud or embezzlement the Board already has a system of controls for all financial transactions that include all accounts. No one person ever has complete responsibility for the intake or dispersal of monies. There are currently 2 board members with access to all of the banking accounts with individual log-ins, the Treasurer and the Chair. This will prevent any one person from locking others with access out of the accounts. Monthly BB&T & Carter bank statements and QuickBooks P & L statements are shared with all Board members at the regular Board meetings so that they can compare them, ask questions and approve the financials. BB&T & Carter bank statements not only detail deposits and checks, but also detail any online payments and/or spending. QuickBooks balance sheets also detail all payments made to any payee or vendors w/notes. As a reminder, per Merrymount By-Laws, all books are available for examination by any lot owner as well. Lastly, an annual audit is conducted by 2 HOA **non**-Board members and reported. All of these controls maintain the checks and balances necessary to protect the Merrymount membership.

10. **Question:** Will the online banking account be over funded for paying monthly bills or will funds be moved monthly?

ANSWER: The BB&T operational account is a standard checking account with the ability to use online banking to pay re-occurring monthly bills. The balance you see is the money that will be used for operational costs during 2020/2021. There is no special account being opened for online banking so there is no need to transfer monies. Deb Steimers came on the board last year and we chose to get rid of the five accounts that were being used with constant transferring of monies making it hard to see where we stood each month financially. We have a BB&T standard checking account for our operational monies and we have a Carter money market account and CDs for our capital reserve fund. We are keeping it simple so that any fraudulent activities would be obvious to the board or our annual auditors.

11. **Question:** Who is going to be responsible for the cost of maintaining the buoys? Such as if someone runs them over and breaks them, or get moved from their designated location, go missing?

ANSWER: These will be maintained by both Peete River Farm and Merrymount.