

Merrymount Property Owners' Association

Annual Meeting

May 25, 2013

The MPOA annual meeting was called to order by Chair Patty McHenry at 9:35 am. In attendance were:

Bo and Carol Jamison, Lot 9
Keith and Nan Wampler, lot 73
Brian and Patty McHenry, lots 26 & 27
Denise Buckner, lot 2
Bill McCall, lot 49
Larry Uhl, lot 32
Jessie Hale, lot 65
James and Lisa Handy, lots 16 & 38
Scott Murray, lot 21
Paul Munana, lot 19
Debbie Ortiz, lot 59
Bordman and Cindy Taylor, lot 23

Carl and Lissa Wissing, lot 25
Ray and Keri Merritt, lot 24
Jim and Paulette Sabo, lot 1
Mike and Margie Skidmore, lot 18
Richard and RoseAnn Heycock, lot 37
Jay and Judy Stephens, lot 3
Wilma Poole, lot 123
Mary Ann Nagle, lot 53
Wanda Hunt, lot 124
Charles Mulchi, lot 42
John and Barbara Bergland, lot 84
Maggie Shupe, lot 120

Lot owners introduced themselves. Candidates for two board positions were introduced and voting ballots were distributed. After voting, the ballots were collected and counted by Jessie Hale and Keith Wampler. The ballots included seven proxy forms previously received by the teller.

A representative from Aqua Virginia was scheduled to speak at this point in the meeting, but he cancelled at the last minute. Jay Stephens had prepared a list of questions and answers, and these were distributed to owners. Jay volunteered to be MPOA's liaison with Aqua Virginia. The following additional questions were generated for Jay to relay to the company:

1. How is chlorine being added to our water – periodically or mechanically?
2. Does the unused well need to be filled in?
3. Who owns lot 128 where the second well is? It is understood that MPOA owns this lot, so Aqua Virginia cannot sell it to pay for the 2nd well.
4. What is the status of the section of land where the wells are?

Rich Heycock brought up the possibility of obtaining a back-up generator for the operation of the well pump in the event of power failure, provided by either Aqua Virginia or MPOA. Rich moved, and Carl Wissing seconded the motion that, if Aqua Virginia will not provide a back-up generator for the well, MPOA should purchase and install a generator for the well pump at a maximum cost of \$5000. Discussion followed and included determining the cost, how much need there is, and who will maintain the generator. Rich volunteered to contact Aqua Virginia to research the project as well as to maintain the well if installed. The motion carried.

The minutes of the 2012 annual meeting were read. Rich Heycock moved, and Mary Ann Nagle seconded the motion that the minutes be approved as read. Motion carried.

The treasurer's report was given by Denise Buckner (attached). She reported total assets in the amount of \$195,399.53, with a surplus of about \$2800 at the end of the year. Rich Heycock moved and Carl Wissing seconded the motion that treasurer's report be approved as presented. Motion carried.

Housekeeping: Patty McHenry noted that The Architectural Review Committee has been previously referred to as the Architectural Control Committee. The name needs to be standardized to appear consistently. Nan Wampler moved, and Ray Merritt seconded the motion that, as of this date, the Architectural Control Committee will be called the Architectural Review Committee. Motion carried.

Roads: Carl Wissing, a member of the Roads Committee, requested the floor. He noted that the \$6000 which was voted on, and passed unanimously at the 2012 meeting for road maintenance was not used, and nothing was done on the roads. Carl's concern was that the board did not follow through with the needs of the community and direction of the owners. Ray Merritt responded on behalf of the board, acknowledging that the board was indeed at fault. The board will make every effort to improve and not let this happen in the future. The board will move forward with proactive road maintenance, and strive to regularly review and act on yearly goals.

Debbie Ortiz provided a power point presentation on pavement management which included:

- Current condition: minor to moderate distress – just cracking
- Pavement life cycle: in the very good range
- Routine maintenance: address hot spots with patching, crack sealing and chip and seal
- Current needs: Cul-de-sacs at the ends of Merrymount and Rockbridge roads, and some areas on Merrymount and Hawtree roads
- Maintenance alternatives: seal cracks (black snakes), crack sealing and asphalt patching, and chip and seal as warranted
- Cost: \$21,058. We have the \$6000 from last year, so \$15,058 is needed from 2013 budget

Jim Sabo brought up the problem of loose gravel coming into the driveways on Bell Arbor Ct. following chip and seal maintenance. It is thought that this is a result of the excess stone not being removed as it should be after repairs have cured.

Debbie Ortiz moved, and Carl Wissing seconded the motion to approve approximately \$15,000, in addition to the \$6,000 from 2012, to proceed with the Road Committee's recommendation of crack sealing, chip and seal, and patching, as needed throughout the community, with a hold-back provision to include that the excess gravel needs to be removed after the process has cured. Motion carried.

Hydrilla: James Handy reported that Skip's Aquatic has been contracted to spray 35 participating docks. Some concern was raised about weed treatment affecting lawns. Jay Stephens will make sure that information is communicated to owners through the secretary's email contact list about times of treatment. Charles Mulchi raised concern that, unless everyone participates in hydrilla treatment, many dock areas suffer. Some owners feel that all owners should be required to treat. After discussion, three possible alternatives to deal with this problem were suggested: 1) Compile and distribute comprehensive information about weed control and strongly encourage all owners to treat; 2) Create a fund to which owners may contribute to pay for community-wide treatment; 3) Increase MPOA annual dues to allot for community-wide weed treatment. John Bergland moved, and Ray Merritt seconded the motion to refer this issue to the board to research these alternatives and make a recommendation to deal with hydrilla and lymphia weeds in our lake. Motion carried. It was suggested to get an estimate of the cost to treat all of Hawtree Creek, possibly the opposite side as well. Jim Sabo stressed that any recommendation needs to be an integrated aquatic plan to deal with all related problems, including both problem weeds as well as the environmental concerns. The board asks for anyone with knowledge of the subject to contact board members.

New Business:

Jessie Hale proposed that it may be time to raise annual dues in order to increase the budget. Denise said that she has carried out the road maintenance budgets for the next 20 years based on expense estimates provided in the 2012 roads presentation. It was found that there are sufficient funds to increase the percentage going into the operating budget if needed. Presently, there is a 50-50 split of the dues between the operating budget and the road maintenance fund. The percentage going to the operating budget may need to be increased in the future. The road maintenance budgets will be refigured based on the 2013 road repair costs.

Bill McCall proposed that he would like to have more gravel put on the trailer lot. Bill will get an estimate of the cost for this.

Proposed Budget (attached): Denise presented the 2013 proposed budget and noted that there is enough in the savings account to cover increased road costs. The 2013 budget will be adjusted to decrease the transfer to the road fund from \$8,600 to \$3,542 and increase the road repair from \$10,000 to \$15,058. Lissa Wissing moved, and Rich Heycock seconded the motion to approve the 2013 proposed budget as presented, with the adjustments in the road maintenance fund. Motion carried.

Election results: Denise Buckner and Todd Schultz were elected to fill the two 3-year board positions. On behalf of all the owners, Patty said many thanks to Jay Stephens and James Handy for their past service.

The meeting was adjourned at 11:30 am.

Respectfully submitted,

Keri Merritt, MPOA secretary