

MPOA Annual Meeting Minutes
June 11, 2016

The meeting was called to order at 9:00 am by Patty McHenry, Chair, and the property owners introduced themselves. In attendance were:

Diana Munsch, lot 58	Arthur & Denise Buckner, lot 2	Rich & Rose Ann Heycock, lot 37
Janet & George Epp, lot 29	Bill McCall, lot 49	John & Lee Guins, lot 13
Lissa Wissing, lot 25	Ken Nagle, lot 53	Lois Powers, lot 67
Doug & Linda Sobey, lot 74	Bo Jamison, lot 7	Judy Stefko, lot 126
Carol Kalmar, lot 126	Jim & Laura Collins, lot 22	Maggie Shupe, lot 120
James & Lisa Handy, lots 16 & 38		Patty & Brian McHenry, lots 26 & 27
Bill Powell, lots 62,63,64	Wilma Poole, lot 123	Larry Uhl, lot 32
Jessie Hale, lot 65	Deborah Ortiz, lot 59	Karen Byrd, lots 55 & 56
Rene & Miles Teasdale, lot 91		Eileen Feeley/Ray Kepner, lot 46
Ron & Holly Whitt, lot 73	Carol Jamison, lot 7	Boardman & Cindy Taylor, lot 23

Candidates to fill two vacancies on the Board of Directors were introduced and each had an opportunity to address the membership. Candidates were: Lisa Handy, Denise Buckner, and Rich Heycock.

Lissa Wissing, teller, distributed the ballots and collected them. Holly Whitt volunteered to count ballots with Lissa.

Minutes from 2015 Annual Meeting were read by the secretary. Rene motioned to accept the minutes without correction and Janet seconded the motion. Minutes accepted.

Old Business:

LGA Annual membership: Denise has provided to the LGA the name, lot/house address of our members. She will provide email instructions for individuals to contact the LGA if they wish to provide more personal info. Diana will continue to send out blanket emails to the MPOA to alert them to LGA meetings/updates.

Hydrilla: Remains under better control. If individuals are having hydrilla issues, they are encouraged to acquire natural aquatic plants by contacting NC State or the LGA Weed Control.

Neighborhood Watch: Sheriff Hawkins attended a meeting at the Sobey residence (summer of 2015) to brief us on police activities in the area. The Sheriff's office will provide a free security survey for individual homes if requested by the home owner.

Security cameras: The camera should be delivered on Monday, June 13, 2016. Rich, Bill, and Bo have volunteered to install them.

Car Decals: Static cling car decal stickers to identify Merrymount Property Owners have been purchased and are available at the meeting for distribution, or by contacting Doug Sobey. One decal per car should be placed inside the rear glass at the top rear window driver's side. Compliance is appreciated.

Water complaints: Should a homeowner seek information or need to voice a complaint beyond that which they could resolve with Aqua VA, they are encouraged to contact:
FoodandWaterWatch.org

Grass Cutting: Grass maintenance has improved with an every 15 day cutting. Linda asked if cutting could be done on Thursdays or Fridays so that the subdivision would look nice for the weekends. Denise will check on this.

Annual Meeting location: The Board decided to utilize the Fellowship Hall at the Jerusalem Methodist Church to promote attendance due to heat and humidity. The Pavilion is being set up for the annual picnic (held after the meeting) and fans are being run by the generator.

Committee Reports:

ROAD Committee: Lissa reported on the work she has done to look into the possibility of the State of VA assuming responsibility for our roads. Lissa met with the Mecklenburg County Office of the Department of Transportation. May need to find a copy of the original road plan which Pete Rudd (recently deceased) may have had. Working on a secondary acceptance program. Lissa has contacted two companies and they will coordinate to put a proposal together. There will be no charge until proposals have been received. There will need to be core samples taken to evaluate the condition and thickness of our roads, etc. Discussion from the property owners touched on the pros and cons of the State of VA maintaining our roads. Some questioned a perceived loss of privacy, while others discussed the money savings opportunity in the long run. We will await feasibility status. In the meantime, no maintenance is scheduled for this year. Property owners are asked to spray "Round-Up" (or equivalent) to control weeds near their property that are invading the cracks in our roads. Jesse is leaving the Road Committee, and Jim Collins is volunteering to serve in her place.

ARC Committee: Wilma reviewed the projects for the year 2015-2016. Wilma and Bill McCall are stepping down from the ARC and Cindy Taylor and Ron Whitt are volunteering to serve.

AUDIT Committee: Jim Collins reflected on a successful Audit this year. Books are in above average order. Jesse Hale is stepping down from the Audit Committee and Harvey Powers is volunteering to serve.

SOCIAL Committee: Laura Collins reviewed the activities that the social committee planned in the last year ie: progressive dinners, cooking class, and picnics. Holly Whitt volunteered to serve on the committee to assist in planning future events.

PLANNING Committee: George Epp, Chair, reviewed the steps that have been, and are being taken, to evaluate the Pavilion area for improvements. Taking a very systematic approach to evaluating our options in keeping with Dominion restraints, septic design and soil quality, etc. Bill McCall discussed the detailed work that he and Scott Murray had done prior to the conception of the Planning Committee. He voiced concern over not fully tapping into the skills available to us in our community. Lisa Handy proposed project planning to include research findings which would be transparent to all. Judy Stefko asked if the committee should be opened up to more volunteer members. Doug has turned over all bids to George for leveling and grading the pavilion lot. Ron Whitt recommended developing a directory of member's credentials that may be useful to the Planning Committee.

NEIGHBORHOOD WATCH: Captains include Art, Bo, Rich, Miles, Doug and Patty. Some suspicious vehicles have been sited throughout the year. Decals will assist with this. The "Good Neighbor Policy" is effective. Rich mentioned that if calling 911 from a cell phone one might be connected to Warren Co. instead of Mecklenburg, and unfortunately they do not cooperate with each other. If using a landline, one will be connected to Mecklenburg Co. Rich mentioned that there may be an alternate number that could be dialed for emergencies and he would try to make that available to our residents. **(Update from Rich is that no other number is to be made public to the general population. Use 911 as the appropriate emergency number.)** Eileen Feeley, being new in the subdivision, asked about break-ins. Patty reviewed the history of the 3-4 incidents in our community, and reinforced the safety record we have enjoyed over the years. Along with our new security camera, we continue to monitor the wildlife cameras in place. Dock thefts are a more common occurrence; therefore, residents should store items securely. Investing in a camera for your dock is an option.

Community Update: A Dry Hydrant was installed in the community boat dock area last year. Richie led the training of the Palmer Springs Volunteer Fire Dept. on the use of the dry hydrant. Doug documented this and it was published in the local newspaper, giving Merrymount some good publicity.

Commentary by Patty on the State of the Subdivision: Pleased to welcome new residents/property owners to the subdivision and to the Annual Meeting.

Results of the "survey of needs/wants" that the ARC and Board distributed:

Grading and leveling of Pavilion Lot: 77% responded yes to this effort. On "holding pattern" until fall for grass planting purposes.

Installing Electricity: (Pavilion is already wired for electricity and has fans in place). 66% were in favor of connecting to electricity. Mecklenburg Electric will not run lines until grading is

done. Cost of electric hook-up will be comparable in price to running generators and much more user friendly.

Restroom facility: 43% yes, 38% no, 17% Porta John

Dominion Power suggested we have property re-surveyed with the pavilion placed on the plot plan. This has been done.

Septic design is being done to see what is recommended should we go further with this project.

Porta Pot has been delivered and was placed behind the pavilion. It is not on a residential lot, so it does not interfere with our protective covenants. It will be removed at the end of the season.

Wilma asked that if all figures for the projected improvements come in below \$14,000 could we vote on these items today rather than wait for another year?

Miles suggested another survey be done to vote on a bathroom without a porta john option.

Bill McCall motioned to have a vote today for a bathroom or no bathroom. Ron seconded the motion.

20 voted yes for the bathroom; 29 voted no for the bathroom = motion did not carry.

Planning Committee to look at future enhancements to our community.

Janet Epp questioned the privacy in voting and the need to maintain integrity of voting rights.

Rich mentioned the need to repair two smashed culverts with cement pipes. One at the trailer lot and one at the water tank lot. Larry Clark excavating bid job for \$2070.

George and Scott discussed grading situation last week. Goal to make it hazard free and afford proper drainage. John Guins reviewed with the membership the estimate he previously had submitted to the Board to do the grading, leveling, and seeding.

Miles motioned to have grading and seeding done this fall and then withdrew the motion to leave this in the hands of the Planning Committee.

Larry Uhl mentioned that all plans should be put forth to the MPOA and members should have knowledge of long-term plan without misconceptions.

BUDGET: Reviewed by Denise. VA law that we must show a record of our maintenance of roads/expenses.

Estimate for the repair of the culvert and the grading and leveling of the lot @ roughly \$5700
Monies could be taken from the maintenance fund to pay for this.

It was discussed that the Board has a discretionary fund of up to \$5000.

Estimate of work to be done: \$1700 Water Hook-up for Pavilion
\$3000 Grading and leveling and seeding of lot
\$2000 Electric Hook-up
\$2070 Culvert repair

Total: \$8770

Miles asked why we are talking about budgeting for water, etc. when nothing is approved. He also suggested we vote to have the boat dock association pay for their 1/6 of the electric bill for their security light.

Rich motioned to have culverts repaired at \$2070. Lissa seconded the motion. Motion carried.

Miles motioned to have grading, leveling, and seeding of the Pavilion lot done for safety at an estimate of \$3000. Rich seconded motion. Motion Carried.

Rich motioned to have Mecklenburg Electric hook-up to pavilion for safety at a cost of \$2000. Bo seconded the motion. Motion carried.

Rich motioned to include water hook up to pavilion after the grading at up to \$1700. Doug seconded the motion. Vote taken. 25 yes, 16 no. Motion carried.

Additional cost of \$450 to have pavilion put on re-survey. This has been done.

The total amount of the improvements voted on is estimated to be \$8770. Denise mentioned the ability to transfer monies from the Common Area Maintenance Fund to pay for these improvements and to cover expenses instead of increasing dues. Instead of placing 50% of the dues into the Common Area Maintenance Fund for the 2016-2017 budget, the appropriate and remaining portion of the dues will be placed into the Common Area Maintenance Fund once monies are used to cover approved improvements and overall expenses.

Annual Dues: Larry Uhl motioned to keep annual dues the same and Miles seconded the motion. A unanimous vote in favor of maintaining the annual dues at current level was taken.

Miles motioned to not renew Merrymount Annual Membership to the LGA at a cost of \$1000. Wilma seconded the motion. **12 voted " no" to continue membership**

of HOA, 16 voted “yes “to continue membership @ \$1000 per year. Yearly membership as an HOA at the cost of \$1000 will continue for this year.

**Budget changes/improvements were voted on and approved by the body at the annual meeting. A Motion was made to accept the budget as presented and amended by Art and seconded by Miles. Budget accepted as presented and amended.
(A copy of the Budget spreadsheet is attached to this document.)**

The results of the vote to elect Board Members was announced:

Congratulations to : Denise Buckner and Rich Heycock

Number of Proxies counted in balloting:

Uninstructed Proxies: 19 of them from lot #'s: 206, 124, 18, 43, 125, 48, 45, 60, 84, 71, 70, 3, 1, 97, 28, 17, 24, 30, 21

Instructed Proxies: 3 from lot #'s: 72, 98, 99

Meeting adjourned at 11:45am.

Respectfully submitted,

Diana Munsch, Secretary and Board Member