

Merrymount Property Owners Annual Meeting Minutes, June 3, 2017

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

Lissa Wissing, lot 25	Diana Munsch, lot 58	Douglas and Linda Sobey, lot 74
Bob Sorenson, lot 28	Denise Buckner, lot 2	Patty and Brian McHenry, lots 26/27
Wilma Poole, lot 123	Rich Heycock, lot 37	Bo and Carol Jamison, lot 9
Wanda Hunt, lot 124	Jessie Hale, lot 65	James and Lisa Handy, lot, 38/16
Brian Rock, lot 84	Lee Guins, lot 13	Cathy and Jerry Ortiz, lot 14
Jim Collins, lot 22	Bill Powell, lot 62	Ron and Holly Whitt, lot 73
Deborah Ortiz, lot 59	Scott & Myra Murray, lot 21	Rene and Miles Teasdale, lot, 91
		Donna & Bill McKibbon, lot 17

Guest Speakers: Wally Sayko, Public Affairs Officer on lake Gaston Weed Control Council and Secretary, and A.J. Reyes, Lake Manager, Crop Science Dept. of NCSU (special session followed the Annual meeting).

Doug began the meeting by extending a thank you to all of those who have donated their time, energy and expertise to enhance the community. Several projects have been completed by tapping into the knowledge and sense of volunteerism in the community.

Patty McHenry was recognized for her dedication to making Merrymount a great place to live through her diligent work over the last 18 consecutive years on the Merrymount Board. Patty helped to mold the community from its infancy and her wisdom and experience have served the community well. The Board and Membership thank her for her service and guidance.

Candidates for open seat on the Board:

1. Lisa Handy (on ballot) Lisa's biography was read and she introduced herself and spoke of her background and capabilities. Lisa was nominated by Lee Guins and seconded by Rene.
2. Cindy Taylor (nominated by Bob Sorenson as a "write in" candidate and seconded by Patty). Patty spoke of Cindy's many accomplishments and skills and gave a brief biography.

Ballots distributed by Lissa Wissing, Teller.

Minutes of 2016 Annual Meeting: Richie made a motion to accept the 2016 Minutes of the Annual meeting as written, Lee seconded the motion, motion unanimously passed.

Old Business:

Pavilion Lot: Electric and water lines have been installed. Mecklenburg Electric connected the electricity this week. The water hydrant will be attached to the water line very soon and this project will be completed as designated and budgeted.

Miles addressed grass cutting, trailers, and RVs in the neighborhood and questioned what the protocol was for problems in this regard. Doug reviewed that should there be a problem with an unkempt yard, for example, to please discuss with the neighbor first (if possible) to resolve the issue, and if unsuccessful, make a formal complaint with the Board as there are procedures in place. Subdivision grass is contracted to be cut every two weeks throughout the growing season.

It is preferred that RVs and trailers be stored at the "trailer lot"; however, there is nothing in our Covenants to prohibit the storage of these vehicles on the homeowners' property.

Damage to one trailer stored in the "trailer lot". Unexplained cause for tires slashed on trailer. Again, urged to keep a "watchful eye" to discourage such incidents.

Committee Reports:

Audit Committee: Jim Collins conducted a review of our books and pronounced them to be in order.

Neighborhood Watch Committee: Patty McHenry listed the names of the Block Captains in place and reiterated to report any suspicious activity to your appropriate Block Captain or 911 (whichever is warranted). If calling 911 use your house phone landline not your cell phone. Get the car license number and description of vehicle, etc. Our security camera is working well and was used successfully in the recent past. There is a 30 day capture time on the camera, so reporting incidents should be done bearing in mind we can review within a 30-day time frame. We have a strong relationship with the local sheriff and routine checks by the dept. are made throughout the week. Doug has the car decals for anyone new to the subdivision, or a change in vehicle, etc. Please contact Doug to get your Merrymount Car Decal.

ARC Committee: Lissa reported that no new construction has occurred. A couple of lots have recently sold. As a reminder to new lot owners, "Merrymount on Lake Gaston A Guide for the New Property Owner" 2.0 Construction: " All plans must be submitted to and approved by the ARC prior to lot clearing or construction of a new home. Submit the completed "Request for Architectural Approval" 60 days prior to requesting the building permit from the county."

Wilma advised that new lot owners beginning construction should be reminded of the \$1000 road impact fee.

Linda Sobey stated that she distributes the "New Property Owners Information Package" and after doing so, she emails the new owner(s) to remind them to follow instructions in the

package. Under "Association Disclosure Packet Notice" it reads: "Other Fees: \$1000 one-time impact fee when building permit is issued (as approved by the MPOA Board pending approval by MPOA membership)".

Planning Committee:

Lisa Handy reported on the progress of improving the Pavilion lot. The grading was completed in Oct-Nov. of 2016. Seeding was successful. As mentioned, utilities are in place. The Committee may need more volunteers to help with establishing a 5-10 year plan for future enhancements. Changes to the committee include: George Epp stepping down, Bill McCall and Mike Skidmore joining.

Brian McHenry addressed the pavilion lot grading. Discussion with Scott and others reinforced that the main objective of the grading was to improve the safety of (walking and mowing) the area, as well as, improving the drainage of the area. Those were the criteria as laid out at the 2016 Annual Meeting.

There was also discussion of potentially improving the driveway leading up to the pavilion and the fire pit. It was decided to allow the Planning Committee to investigate possibilities.

Social Committee:

Several events have been planned and successfully coordinated this past year by Christi Parshall and Laura Collins. Please check the Merrymount Website Calendar for future events. An "Ice Cream Social" is planned for Saturday, June 10th at Christi's Boat Dock.

Supper Club has been reinstated by Linda Sobey to be held once a month on a Wednesday. Local restaurants are entertained. You are encouraged to send an email to Linda to get more info if you would like to participate.

Road Committee:

Debbie Ortiz gave an extensive overview of the 20 year history of our roads and the recommendations for future maintenance. Built in 1996, Merrymount has 2.5 miles of roads, plus cul de sacs, parking areas, etc. It is thought that the roads are 18' wide, with a 6" base and 2" asphalt overlay. Utility cuts have produced the most stress to our roads. Recent patching has been done by the utility companies. The subdivision has been pro-active to repair and maintain the roads designed to save MPOA money in the long-term. (Chip and fill or tar and gravel have been routinely done). In 2014 a chip and seal with a seal coat was done to give the roads a uniform appearance and keep moisture out. The Road Committee suggests we keep this maintenance regimen in place every 3-4 years. A complete overlay can be put off indefinitely as we have low traffic volume. Our budget allows for the maintenance as described without any increase in Annual Dues.

The idea of bringing our roads up to specifications necessary to turn them over to VADOT was discussed. (We do not have access to the original road plans as they were destroyed by a fire in the county office). Debbie will look into the feasibility of this by getting a "Checklist" from VADOT. After reviewing the "checklist" we will have a better idea of whether we should entertain the idea and whether it is in the best interest of Merrymount.

Storm Damage Fund: Scott introduced the idea of creating a fund to have available in case of a hurricane or major weather event to remove fallen trees and repair damage to our infrastructure. All were in favor of adding such a rainy day fund to our budget.

Positive Happenings:

Street lamps have been repaired, security camera up and running, Pavilion activities have been well-attended, and homes and lots are selling.

New Business:

EVOTING: Wilma and Jesse brought up the idea of voting on-line for the Annual Meeting, in addition to the usual methods of mail, proxy, and voting in person at the meeting. The reasons for incorporating this method are: to increase HOA membership participation in elections and provide a safe, secure and accurate alternative voting method to the membership. A vote was taken, and there was unanimous approval to explore the EVOTE method with our legal representative. (Bill McKibbon also mentioned the "Neighborhood App" which could be utilized to alert neighbors to events, important neighborhood notices, etc.).

Discussion of Pavilion driveway . Bill McKibbon mentioned alternatives to adding more ABC stone to the existing Pavilion driveway/cart path. He mentioned Paverstone or Turfstone materials. Bill made a motion to get prices on utilizing Turfstone or Paverstone and other options (or Not) for our Pavilion driveway/cart path. Patty seconded the motion. All in favor.

Annual Meeting Date: Lee raised the possibility of changing the date of our Annual meeting to garner more attendance. Lisa added that perhaps semi-annual meetings would be beneficial. Wilma offered that perhaps having a second meeting per year could coincide with the Fall Gathering that we typically have at the Pavilion. This could prove to be a time to give a short overview/update of what is happening in the community. The "Neighborhood App" could also help to improve community communication. No decision was made on these suggestions.

Treasurers Report:

Denise distributed the current spreadsheet showing the state of our Financial Information as of 6/2/2017. A transfer of \$5500 was made into the Common Maintenance Fund to cover expenses/community improvements. All Annual Dues have been collected. A 50/50 split of funds is being maintained as was established in 2004. No increase in dues is deemed necessary at this time. Rene motioned to accept the Treasurer's Report, Richie, seconded the motion. The motion was carried. All were in favor. A copy of the detailed report will be posted on the website along with the Annual Meeting Minutes.

Lissa motioned to donate \$100 to the Jerusalem Methodist Church for allowing us to hold our meeting in the Fellowship Hall. Lee seconded the motion. Motion Carried.

A request was to hold the Annual Meeting in our Pavilion next year, weather permitting.

Results of Vote on Board Member Election: Lisa Handy was voted in as a new member. Congratulations to Lisa.

Along with the ballots, there were 11 proxy votes counted from lots: 43,49,29,206,32,18,97,23,120,1, and 92.

Meeting was adjourned at 11:10am. Special Guest Speakers to Follow and Annual Picnic.

Respectfully submitted,
Diana Munsch, Board Member

Lyngbya Presentation

Wally Sayko, Public Affairs Officer on Lake Gaston Weed Control Council and A.J. Reyes, Lake Manager, Crop Sciences Department of NCSU

Lyngbya is a genus of cyanobacteria which has been present on the lake for a while and is becoming more problematic. Many of us recognize it by its long, filamentous appearance. The Hawtree Creek is designated as a site for experimental spraying for this nuisance. Wally spoke first to inform us of the Weed Control Council's task to collect and disperse money for weed control treatment. Decisions are made by the "Technical Support Group" headed by Dr. Bob Richards at NCSU. The council does a survey every year and formulates a final plan at the Stakeholder's meeting to determine where the spraying will be done. The LGA is a volunteer group and has only 125 people who volunteer to do the important work of building cages for natural vegetation that are seen around the lake. Introducing natural vegetation is one way of helping to control invading species. **Volunteers are needed!!!!!!**

Hydrilla was recognized in the late 1980's as a nuisance. Lake Gaston has gotten a good handle on controlling it in the last couple of years. It took consistent spraying over years to deal effectively with it. The Grass Carp were also very useful.

Lyngbya has a protective shield covering it that animals (fish, turtles, etc.) will not eat. In 2014 there were approx. 14 acres of Lyngbya and now approaching 100 acres. It survives in water depths from 2-20 feet or more. It grows the fastest in water depths of 3-5 feet. It is not known whether our Lyngbya is toxin-producing as it is difficult to test for this. Some strains cause rashes and in general all measures should be taken to avoid skin contact.

Current experimental spraying consists of using Green Clean Pro (peroxide) and two other chemicals. All chemicals used are EPA approved and distributed under strict guidelines. The label delineates use and the only restrictions are: no drinking the water and not to be consumed by animals. The chemicals break down quickly and become inert/no residuals. No restriction on watering lawns, etc. (One can see the dead clumps of Lyngbya floating to the surface after the application).

PLM is the company doing the spraying. They sprayed the Hawtree on 6/1/17 and will resume on Tuesday, 6/6/17. They plan to spray once a month until October. Go to the Lake Gaston Gazette or Lake Gaston News Observer to get spraying details. A map of Lyngbya sites can be seen on the LGA Website.

Mecklenburg and Warren Counties donate \$116,000/year to the Weed Control Council. VA Beach gives \$265,000 per year even though they are not required to do so. They receive 50,000 gals of water from Lake Gaston per year.

Lake Gaston is used as a model for the country on the management of Hydrilla. Hydrilla tubers live for seven years in the lake bed. The goal is not to eradicate the hydrilla, but control it. The same will apply for Lyngbya.

