

Merrymount Property Owners 2023 Annual Meeting

June 3, 2023 @ Wise Baptist Church

Meeting called to order. 9:05 am by Chair Lisa Handy.

Introductions & Welcome.

Present are: Board of directors: Lisa Handy, Chair, Wilma Poole, Vice Chair, Pam Rock, Director, Kathy Ortiz, Director, Joe Duffy, Director, Ann Thompson, Treasurer, Patty McHenry, Secretary and(per sign in): Todd Herrington, lot 77;Alexa Scott, lot 70;Eileen Feeley, lot 46, Ray Kepner, lot 46, Adam Wachter, lot 66; Wanda Hunt, lot 124, Jim Collins, lot 22, Gerald Ortiz, lot 14, Craig Thompson, lot 18, Paul Mitro, lot 31, Cynthia Duffy, lot 57, Jim Handy, lot 38, Amy Cardwell, lots 122 & 126, Christi Parshall, lot 45, Jean & Bill McCall, lots 49 &51, Bo & Carol Jamison, lot 9, Deborah Ortiz, lot 59, Brenna Lloyd, lot 10, Lisa Lloyd, lot 10, Elise George, lot 79, Rich Heycock, lot 37, Terry & Leslie Mannis, lot 69, Boardman & Cynthia Taylor, lot 23, Ray & Kelli Kinard, lot 68, Derek Huff, lot 15, Deb Steimers, lot 44. Proxies for Todd Schultz, lot 4, Margaret Johnson, lot 206.

Introduction of Board Candidate. Adam Wachter shared his background. Ballots were distributed to those who did not vote electronically. Vote. Adam elected to board.

Approve 2022 Annual Meeting Minutes. Vote. Minutes were unanimously approved as previously distributed.

Financial & Budget Report

Ann Thompson reported on the status of the budget.

Review of 2022-2023. All Dues collected. Impact fees of \$1500 collected.

Profit & Loss Statement

Balances of all bank accounts (Grand Total \$281,943.55 as of 5/10/23)

(Please see Merrymount.net Annual Meeting Info tab for budget reports)

Vote. 2023/2024 budget approved.

Old Business

Social. Christi Parshall reported on 2022/2023 budget for social committee. The committee asked for \$300 up front to establish the committee, mostly they bought paper products with that and in addition spent their own money to facilitate events.

Roads. Debbie Ortiz reported on the roads. The roads were initially done in 1997. There were no plans to comply with state roadway requirements at that time. Merrymount has approximately 3 miles of roads that are 18 foot wide, plus a parking area at Botetourt Ct. (at Community Boat Dock) plus an entry area at main road entrance. The last maintenance was

completed in 2019. The current plan is to apply chip and seal on distressed areas that exhibit cracking and follow that with a seal coat on all roadway surfaces. This should be redone every 4 to 5 years.

Contractors Lanco (chip & seal) and Remac (patching) have been contacted for repairs. The proposed time to perform work would be this fall after fiber optic has been installed. Asphalt patch would be completed first followed by chip & seal and sealcoat.

The estimated cost for this maintenance is:

Chip and seal: \$15,000

Asphalt patching: \$3,500

Seal coat: \$56,094

Total: \$74,549

The intention of this maintenance is to indefinitely delay the expense and need for an asphalt overlay. (Cost for a total asphalt overlay would be \$400,000 to \$500,000 which is not felt to be needed.) Motion by Richie Heycock to get roads done as proposed & reported by Debbie, 2nd Jerry Ortiz – all in favor.

Empower is done with roadwork. Live splicing is completed up to lot 12.

Roadway clean up. Merrymount volunteers have performed roadway cleanup from Dave's Boat Repaid to the small bridge. It takes the group about an hour to complete this a few times a year. Merrymount has been doing the cleanup for over 20 years. According to NCDOT we are one of the longest standing groups doing this.

Audit Jim Collins & Denise Buckner completed the audit April 21 and all is good order.

ARC. Jim Handy reported there are 15 new projects. Sheds, garages, patio, driveways.

Trailer Lot. Wilma Poole reported there are 44 trailers in the lot that are tagged & with registration. Elise George noted that the driveway to trailer lot is damaged & not well maintained. Board needs to research this before suggesting monies if necessary. The board will check for cost of gravel for driveway for stone wash out.

New Business

2024 LGA Membership . Vote. Item Approved

Review to 2023-2024 Budget. Legal/professional fees going up. Vote. Item Approved.

Covenants & ByLaws Discussion. At the May 5 board meeting update bylaws were updated and approved. Several changes were made included changes of Va registered agent, Typos, bank account monitoring, no serving on committees if in violation of covenants, etc. Motion to approve the bylaws as submitted & amended- Jerry Ortiz, 2nd Jean McCall. All in favor. Item Approved.

Moving ARC from Covenants to ARC guidelines. Q on ballot #5 refer back to Arc without having to update covenants every time. Vote. Item NOT approved.

#6 removing language on roof pitch. Removing from covenants to ARC. Vote. Item NOT approved.

#7 include language regarding setbacks (eg dominion, or county) proceed at your own risk. Vote. Item NOT approved.

#8 no clearing until approved by ARC (need silt fences, etc). Vote . Item NOT approved.

#9 arc will respond in 30 days. Vote. Item NOT approved.

10. addressing MPOA right to go on property for a written complaint of violation. Complaint process #1- against board. #2 against neighbor. Vote. Item NOT approved.

****63 votes were needed to adopt covenant updates 5-10 and none passed*****

Front Entrance Discussion. Pam Rock reported volunteers have been working on the front entrance, they mainly took out dead bushes, tidied up, etc. They will plant more in the fall. Pam will contact Tim Harris to see what can be done regarding cleaning the stone at the front. Deb Steimers- where is budget for front entrance? Monies are not specifically budgeted but property maintenance could be used. There is also surplus money going into next year's budget that could be used for beautification.

Social Committee Discussion. Joe Duffy lead a discussion that a resident didn't want dues used for social committee. What does community think? Comments by several=think it is underfunded and enjoyed by many. Motion to allot \$1000 for social committee as budgeted by Patty McHenry, 2nd Ray Kinard, all in favor 1 opposed.

Trailer Lot Guidelines. Do we want to allow non-registered trailers on the trailer lot? Discussion ensued regarding whether to continue to require registered trailers, registration helps keep lot from becoming a salvage yard, how many trailer spots can one lot use (suggestion to allow 4 trailers per owned lot), what about parking trailer on your own lot (some think unsightly), should we allow vehicles/commercial vehicles on the trailer lot. MOTION by Jerry Ortiz, 2nd by Ray Kinard to =Move that trailer lot committee propose & review changes to regulations that were already agreed to. All in favor. Bill McCall volunteered to help Richie Heycock on committee.

Kathy O encourages ALL TO ATTEND REGULAR MEETINGS

Donation to the church. \$200 motion by Richie Heycock. Leslie Mannis 2nd. All in favor.

Many thanks to Lisa Handy for her time and valuable service to the MPOA board.

Meeting Adjourned at 12.05

Picnic at 1:00 @ Pavilion

Submitted by Patty McHenry, Secretary _____ June 6, 2023