

Merrymount Property Owners Association

Annual Meeting Minutes

June 7, 2025 at Wise Baptist Church

Attending are: Kathy Ortiz, Chair; Lisa Handy, Director; Adam Wachter, Director; Alexa Scott, Director; Ann Thompson, Treasurer; Patty McHenry, Secretary. Also in attendance per sign in sheet are: Eileen Feeley (teller), Wilma Poole (teller), Jim Handy, Pam Rock, Carol Jamison, Tracey Parks, Todd Herrington, Elise George, Denise Buckner, Michelle Bower, Ray Kinard, Tracey & David Parks, Karen & Samir Shaban

Introduction & Welcome. The meeting was called to order at 9:05 by Kathy Ortiz, Chair, who welcomed attendees to the meeting.

Introduction of Board Candidates & Vote . There are 2 board members whose terms expire in June and therefore 2 vacancies for the board. Many thanks to Kathy Ortiz and Joe Duffy for their service to the residents of Merrymount. Alexa Scott posted bios for Pam Rock and Ann Thompson who are running for the vacated positions. Please vote now if you have not evoted.

Approve 2024 Minutes. Minutes for the 2024 MPOA Annual Meeting were approved as previously distributed.

Financial Report. Budget, Bank balances and Profit and Loss statements were presented and attached. Total \$267,797.38

Old Business

Social. Lisa Handy thanked the prior social committee (Christi Parshall, Lisa Lloyd and Amy Cardwell). Volunteers are being requested for the social committee. The main function is the annual picnic, although the prior social committee was very inventive with a variety of events throughout the year. Christi advised that she would continue with the ice cream social.

Roads. Lisa Handy advised that it will be three years until the roads need to be done again. There was question whether there were companies other than Lanco & Remac to solicit bids from. Sam Carroll has advised Lisa H that he knows other companies and would assist with this endeavor. Aqua has cut holes into road to attach water in two area and is supposed to repair them but have not given a date. There is also an indent on Hawtree Way in front of Spencers that may or may not be part of the Aqua repair. Pam Rock, who has volunteered to continue to lead the Road clean up advised that this is done quarterly (-ish) and generally goes quickly as there is a good turn out.

Audit. Denise Buckner advised the audit was completed on April 29 (Audit committee is Denise, Jim Collins & Pam Rock). There was only one transaction that needed correction via a lot owner who still owes \$25.

ARC. Jim Handy reported the committee approved plans for 5 new houses, which are underway. Craig Thompson & Derek Huff are the other ARC members. An alternate is needed, volunteers?

Trailer lot update. Adam Wachter advised there are currently 54 trailers using the trailer lot. There are 97 total lots. The committee did some brush clearing at the edges of the lot. There is additional space available in the future if necessary.

Front entrance repair. Alexa S has been trying to find contractors who will repair the front wall. Apparently contractors don't want to work for HOAs. However, Ted Harris, who originally did the front entrance is available to do the repairs (some new stone, top stone sealant needed -the structure of the walls is ok but the exterior needs work). The price is \$9,000 and he should be able to start the middle of the month. The money for repairs will be coming from the Capital Reserve and does not impact annual dues. Money was allocated a few years ago (\$35,000 and not used) and not from this years' budget. It was also noted that sealant needs to be put on every year to keep water out. We can do sealant ourselves in future. Per Karen Shaban: we should use solvent base for top of wall, water based not very good. Elise George asked about damage to flowers & evergreens while these repairs are being? Is money allotted to repair damage to flowers, etc? Kathy O advised that we can find some \$\$ for front entrance plants if we need it as we had more interest this year than anticipated. Mr. Harris will be asked to be careful around plants, also most of the repairs should be able to be completed from the back so plants shouldn't be affected.

New Business

Covenants. Kathy O thanked everyone for voting. It was explained in 2020 it was discovered that in 2014 when the covenants were redrafted, the attorney at the time left out language on how to change the covenants. We needed language added to the covenants to make corrective amendments to the covenants. An affirmative vote by a majority of the lot owners is needed to make covenant changes.

Submitted for a vote was ARTICLE VI CONSTRUCTION AND USE LIMITATIONS Sections 1.D. and 1.E. of the Covenants allowing certain language to be taken out of the covenants and put into the Architectural Guidelines so that each time a change is needed it can, through proper process, be completed without the long & expensive process of re-registering the covenants with the county. And Article VII, Sections 1 and 3 of the Covenants which required the ARC to update the status of an application rather than to assume it is denied if not replied

to within 60 days. It was also noted that whatever guidelines are in effect at the time of submission is what are applied to the application.

Denise Buckner asked if the reserve study will be put on the website? Yes. She mentioned 3 things that need attention 1. Stone at main entrance (being taken care of), 2. Defibrulator (Ann T will check, believes it is a new battery), 3. Lettering on sign in front (advised that some type of polish should take care of it).

Vote Results.

Mention was made of the outstanding total number of votes submitted =75.

Ann- 68

Pam-66

2024 Minutes approval- 70 for/4 against

Budget approval -69 for/3 against

Covenants -moving guidelines to ARC- 69 in favor/6 opposed

Covenants- taking out auto denial- 69 in favor/6 opposed

Motion to approve \$200 for use of church (Kathy Ortiz, 2nd Ray Kinard). All in favor.

Meeting was adjourned at 10:06 by Chair Kathy O.