

## MERRYMOUNT PROPERTY OWNERS ASSOCIATION

Meeting Minutes April 5, 2025

At Merrymount Pavilion 11 am

Present are: Kathy Ortiz, Chair; Lisa Handy, Director; Joe Duffy, Vice Chair; Adam Wachter, Director; Ann Thompson, Treasurer, Patty McHenry, Secretary.

Guests are: Jim Handy, Denise Buckner, Pam Rock, Dave and Michelle Bower

Meeting called to order by Chair Kathy at 11am

Today's meeting is an informational meeting. Five years ago in 2020, Merrymount took an e-vote to move those sections of the covenants to the ARC guidelines that would allow easier changes to building guidelines going forward to correct errors in the ARC guidelines (6/12 sloped roof, 12" roof overhang, etc.). The vote passed by a margin of 70%/30 % or 38 for, 16 against), however there was an issue with the covenants from 2014 where the attorney, at the time, left out the section pertaining to changing the covenants so the board opted to correct this section before going further. Therefore, there were an insufficient number of "Yes" votes to effectuate a change to the covenants.

The purpose of the covenant changes being proposed now is to reimplement what we tried to do 5 years ago which is mainly to avoid paying unnecessary filing fees and attorney fees when the community and Architectural Review Committee makes changes to the architectural section Article VI Construction and Use Limitations. The ARC guideline details change periodically along with time, e.g. metal buildings, concrete, other new materials, solar panels, new colors and it was felt that the ARC guidelines should be carved out of the covenants so that when such changes occur, the ARC guidelines can be changed (via process) without having to re-register them (with the county, at a cost) each time. The ARC will continue to monitor and rule on guidelines. Also, the board will establish a process and procedure for making changes to the ARC guidelines to be presented prior and distributed at the annual meeting.

WE NEED A "FOR" VOTE OF 63 TO PASS THIS CHANGE.

Roads: Ann T mentioned 2 places (one on Hawtree, one on Merrymount) on the roads that have a large section removed, Lisa H advised this was done by Aqua for connecting water to new homes and they (Aqua) will repair these sections.

Next board meeting is scheduled for April 27, Sunday at 2:30pm at Kathy Ortiz's residence. Preliminary agenda will include ARC procedure changes and new budget and the agenda for the annual meeting.

The board is seeking 2 new prospective board members to replace Joe Duffy and Kathy Ortiz,

whose terms will end after the annual meeting in June 2025. Please consider serving and send your bio to the secretary .

Meeting was adjourned 11:32a.m.

Submitted by \_\_\_\_\_ Patty McHenry, Secretary \_\_\_\_\_ April 5, 2025