

The Sept. 25, 2020 meeting of the Merrymount ARC was called to order by Chairperson Wilma Poole at her residence, 10:00 am. In attendance were members Wilma Poole, Jim Handy, Carol Jamison, and Lee Guins. Also in attendance were Denise Buckner, and Kelly Dice.

A member of the community had made a request to the ARC and the Merrymount Board to review the records of approximately 10 properties that have submitted requests to the ARC for construction or improvements. Virginia code states that the Financial records of an HOA may be made available to all members/property owners, but, for the building, use, inspection process, fines, are not for public review. The member requesting the information was invited to the meeting to address questions, but did not attend. The Board has addressed this request, and considered it settled. Owners may only access the information on their own property. If an owner has questions or concerns concerning another owners lot, they are asked to direct these issues to the ARC, and it will be addressed with the owner/builder. The members of the ARC have agreed to not discuss information with other property owners outside of the meetings.

Jim found that Sections 2.0 and 2.3 of the ARC Guidelines regulate the cutting of trees on a property before the ARC has approved the plans for a new build. It also states that you may only have a 10 foot clearing around the home. The committee tabled this discussion to the next meeting.

The size of sheds may need to be reviewed. It was voted on at an annual meeting that the shed should not be larger than 10% of the heated square footage of the residence. It was noted that if a residence has 5000 sq. feet, the shed could be up to 500 sq. ft. The committee will research the sizes of commercially made sheds to get average sizes, and will make recommendations to the board for adjustment.

It has been brought our attention again, that in the ARC guidelines and Covenants that there may be confusion concerning the square footage calculation. It needs to be clear that basement areas are never counted in the sq. footage (heated or not heated) of the residence.

The committee is requesting that a second attorney be consulted regarding how the ARC rules and guidelines need to be merged with the existing Merrymount Covenants. Denise gave the name of Andrew G. Gilmore, the attorney who works with other HOA's in the area. The committee has asked that a second opinion be looked into.

Lee brought up the suggestion of hiring an outside ARC to oversee and manage the applications, approvals, denials, infractions, etc., to prevent issues withing the neighborhood. Kelly stated that there is already something on the board's table that they are working on, and they will notify us when the plan is complete.

Denise asked how the committee handles builds/improvements that have exceeded the one (1) year rule. It was explained that an extension of time may be given if the completion would been soon, or the original application will be closed, and the property owner will have to re-apply.

Meeting ended at 12:15 pm.

Lee Guins

Secretary for the meeting.