

MERRYMOUNT BOARD MEETING MINUTES

Please know that every member is encouraged to attend the open board meetings. Our next meeting will be January 11th @ 11:00am. In order to attend, make sure you notify the secretary at least 7 days prior to the meeting by emailing merrymount2012@gmail.com. Include the issue or topic you would like to discuss. Thank you!

October 16, 2020 @ 10:00am

The Merrymount Board of Directors met at 10:00am on October 16, 2020 at the Pavilion. In attendance were Kelly Dice, Chair; Lisa Handy, Vice Chair; Debra Steimers, Director and Treasurer; Doug Sobey, Director; Lee Guinns, ARC; Denise Buckner, unannounced Guest; and Miles Teasdale, unannounced Guest.

Approved September 10, 2020 Meeting Minutes

Committee Reports:

Architectural – We have one house under construction. The ARC is working on changing the wording in some construction areas of the covenants in an effort to clear up any confusion the existing wording may be causing when members have construction projects. They will propose the new wording to the board prior to our next board meeting so that the board can review. The ARC wanted to remind the members to contact the ARC with any projects, questions or requests, not the board.

Social – Social committee has made the decision to cancel the Christmas Party due to COVID. They will update our gracious hosts of the change this week. They announced that there is a tentative event they are working on to bring in the New Year with a bang and will update Merrymount as it gets closer to the holiday. Deb is going to cancel the porta-john rental since it won't be used for any social activities until about May of 2021.

Planning – Kelly Dice is heading up the trailer lot project and has one last bid to include: the clearing of about 1.5 acres to the right of the existing trailer lot while opening another entrance, adding stone and spreading of the stone on the existing lot and new area. She should have the bidding wrapped up next week and the board will review and then present to the members. The fire pit is in need of completion to reduce the height of the one side of the fire pit. During the trailer lot project, we are going to have one of the loads of stone dumped and spread around the fire pit to make it level, re-establish the driveway and spruce up the front of the pavilion area at no extra charge.

Audit – N/A

Old Business to Address:

- Website proposal; We received a website proposal to enhance and rebuild our website to make it easier to view and to project an inviting vibe. The proposal also included a charge of \$75.00 a month to maintain the website, adding amenities, easier to use calendar with a news section, update documents and forms and have a chat session where members could communicate and ask questions. Lisa was concerned about paying for our website since we are not paying anything at this time and utilize our current free technology resources first to make any modifications or updates. It was suggested to look at other websites that may be more POA friendly with more amenities than the free website we are using at this time. We will also review a list that was provided to the board in 2019 with some website options. Kelly offered to look into what other POAs on the lake are using and see how they like what they are using. Deb offered to look at the Common Interest

Community Board to determine if they have any recommendations for a website that seemed reasonable at about \$10.00 a month.

New Business to Address:

- The question was posed as to when we were going to update the disclosure packet? The state documents were updated July 2020 but we will look at other documents to ensure everything is updated to reflect our current standings.
- Lawn service contract: Kelly is working on the proposed lawn contracts and offered an idea to set the contract going forward to be active May – October instead of Jan - Dec. She suggested re-structuring the guidelines into a contract and have the bids in by December 1, 2020. Kelly will send the proposed changes to the board for review over the next two weeks and then out to bidders with the new criteria for bidding.
- ARC options, there have been concerns expressed that having neighbors manage neighbors has caused some issues in Merrymount. Some suggestions were taken: 1. Hire a POA management company. This suggestion was researched and unfortunately, there is not a service to hire just an engineer/contractor/architect to review and manage our architectural requests from the members. The Management companies were more interested in managing our money. 2. Deb reached out to a local POA president with years of experience asking what their thoughts about POAs helping each other out with their ARC membership projects. This President suggested using one advisor from each other's POA ARC committees to assist with making approvals and denials relieving some of the tension between neighbors.
- The Peete River Farm POA asked if Merrymount would be interested in sharing the cost of their new pickle ball court. The suggestion was for Peete River Farm establish a league with a minimal cost to assist with recovering the cost of the construction of a pickle ball court that they want constructed in their development and maybe include other local POAs to join.

Financial Report:

- Deb provided the September 2020 monthly financial reports for BB&T checking and savings, capital reserve account and CDs for the board to view. The board reviewed the financial and no items needed addressed.
- Deb proposed updating the budget by showing a line for contingency monies (\$1737.35) as suggested at the annual meeting by a homeowner Deb also suggested moving the monies we have sitting in a savings account totaling \$2,100.00 into the current BB&T checking account. Closing this savings account will be one less account to manage. The contingency monies will be used for any unexpected costs, to be used for savings, emergency or unexpected situations, for example, Merrymount may incur (snow removal, removal of fallen tree, etc).
- During the 2020 virtual annual meeting a question was posed to the board asking, what safety measures are in place for preventing fraud with our finances? In an effort to prevent fraud within our banking accounts, Deb has put together a document listing all the ways the board is being proactive to prevent any one member from being fraudulent with our finances. Please see the attached document.
- CDs – Deb brought to our attention that two of our three CD's are gaining the most interest possible in the current market and the third CD, being the newest, is not accruing much interest currently. Once matured, Deb is moving the newer CD into a higher interest yielding CD. Deb is going to talk with the bank and see what other options are available.

Other Business (asked by attending community members)

- Since the July minutes says we are looking to buying two computers it was asked when the computers were going to be purchased. The concern raised is that board members should not be using their own computers to manage board business so that security is maintained between board members as the responsibilities are

passed off to others in the future. It was pointed out that security is maintained on a home computer the Treasurer is using (both with antivirus and password protection), but in the meantime were looking to purchase computers to be used exclusively for Merrymount business and were waiting for sales to help save the community money.

Meeting adjourned at 12:10pm