

## MPOA Board Meeting Minutes 10/20/2019

The MPOA board of directors met October 20<sup>th</sup>, 2019 @ 2:30pm at Lisa Handy's Residence. In attendance were Lisa Handy; Chair, Doug Sobey; Vice Chair, Kelly Dice; Director, Denise Buckner; Director, and Deb Steimers; Treasurer & Director. Guests in attendance were James Handy, Wilma Poole, Lee Guins, Cindy Taylor, and Patty McHenry.

### Committee Updates:

**ARC-** Wilma Poole, chair, gave the following report; lot 36-new home building plans have been approved. Lot 14- new home plans preliminary. Lot 10- should have the roof finished on the shed this week. Lot 40- still waiting for the railing material to be delivered. Lot 13- Garage is under construction.

**SOCIAL-** Lee Guins, chair reports that the Halloween festival/haunted trail was a success, with a turnout of about 50 people. The social committee would like to give a big thank you to Bobby, Amy, & Terry Cardwell for doing almost all of the cleanup from the festival the following morning.

Starting in year 2020, the social committee will no longer be hosting "Last Fridays." Instead, it will be "Last Saturdays" and bring your own beverage and snack to share and sit and chat around the fire pit. The social committee will host the following events in 2020: Spring Fling; Summer Luau/annual picnic; Fall Festival, and Christmas Party. Event dates & details will be posted on the Merrymount website calendar.

**PLANNING-** The committee has one quote to add stones around the fire pit and the driveway. Two other ideas were to put dirt and grass seed around the fire pit/patio, or a seated wall around the patio, as opposed to the stone, to save money. Scott Murray has come up with a design idea to replace the dead bushes at the front entrance with mini plants like Nandina.

**AUDIT-** An internal audit will be scheduled to review financials from the past 8 months, as requested by Denise Buckner.

### Old Business:

- The board agreed with ARC committee to change the title of the "Neighbor Approval Form" to "Neighbor Notification Form", in the 'Before You Build' section of the Merrymount website forms.
- The board agreed with ARC committee to remove the square footage measurement requirements in section 4.2 of 'Before You Build'. This will be voted on by the community in first quarter 2020.
- The board agreed with ARC to require future home builders to submit color samples to the ARC for approval before building new homes.
- Jon Guins sent a quote for \$1,250.00 to finish the perimeter of the pavilion fire pit patio.
- Doug Sobey contacted Richie Heycock to speak with JJ Lawn Service about having the trees at the front entrance trimmed, removal/replacement of the dead tree, and bushes.
- Kelly Dice is managing the upkeep of the new owners' disclosure packet.
- Letter was sent from the board, to the owners of several lots at the front entrance of Merrymount, to notify them that trespassing on neighbors lots to hunt is not prohibited.
- The board asked all community members to please review their personal contact information on Merrymount.net Directory. If you have any changes, please notify the secretary via email: [merrymount2012@gmail.com](mailto:merrymount2012@gmail.com)

### New Business:

- Wilma suggests contacting Kyle Parshall to come give a free assessment of what trees on Merrymount property, near the pavilion & the trailer lot, should be removed.
- Doug is going to draft a letter to send to the lot owner at the front corner of the Merrymount entrance, requesting that they have the dead pine trees removed.

- Lisa met with Mike Ortiz and Scott Murray who both agreed that the ARC guidelines should be carved out from the covenants and by-laws, and instead, just make reference to see ARC guidelines. The community will need to vote on carving them out into a separate document. However, changes to the ARC guidelines can still be voted on by the community.
- The ARC committee found that some of the covenant changes made in the past were changed with the state of Virginia but, never with the state of North Carolina therefore, the ARC committee will be having another meeting to go through all paperwork line by line, to establish when documents were changed, what documents have been changed, and whether or not they are correct. This will be done before the community is asked to vote. Denise is researching it.
- The board would like to thank Richie Heycock for fixing the entrance lights, removing the tree that fell on the path at the pavilion, and also, Jim Handy for helping Richie fix the sprinkler controller.
- The road repair & sealing has been completed. The board would like to thank Debbie Ortiz for planning, communicating, and invoices.
- Deb Steimers is working on getting a reserve study done.
- Doug will draft the verbiage for monthly rentals. The community will then vote for either 30 day, 90 day, or 1 year rentals.
- Denise mentioned updates to the home owners disclosure packet.
- Deb and Lisa met with BB&T and set up a checking account, which we now have debit card with. Deb will also be applying for a credit card once she receives the financial documents she needs in order to do so.
- The next board meeting will be held Sunday, November 17<sup>th</sup> at 2:30pm.

**Financial Report:**

Deb Steimers gave the financial report based on the current documents that were provided. Further financial documentation will be provided during the transition of treasurer role.

The Meeting adjourned at 4:45pm

Paige Holland- MPOA Board Secretary