

Minutes of Merrymount Board of Directors Meeting- September 15th, 2019

The Merrymount Board of Directors met at 1:00PM on September 15th, 2019 At Doug Sobey's residence.

In attendance were Lisa Handy, Chair; Doug Sobey, Vice Chair; Kelly Dice, Director; Debra Steimers, Director; and Paige Holland, Secretary.

Guest in attendance were Wilma Poole, Lee Guins, and Jim Handy.

Committee Updates:

ARC- Wilma Poole reported; Lot 13 will be start construction on the new garage very soon. Lot 10; Not yet complete. Lot 40; Waiting for the railing to be installed. Lot 40; Check for the road impact fee was received, plans were reviewed by the ARC committee, approval will be given once the lot has been cleared and markers for the placement of the home are staked out.

The committee requested approval from the board 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 approved.

The committee requested approval from the board to remove the "square footage" in regards to roof pitch measurement requirements in section 4.2 of 'Before You Build'. The board approved the following statement:

4.2.1 At least 70% of the roof of any structure shall have a minimum slope of 6/12 and a minimum 12 inch overhang over each end and side wall. Design alternatives will be considered with prior approval from the ARC committee.

Audit- No report.

Planning- Lisa Handy gave report that Jon Guins & Mike Dice were appointed by the board to serve on the committee. Lisa will now serve as an alternate & liaison when needed.

Jon Guins sent a quote for \$1,250.00 to finish the perimeter of the pavilion fire pit patio. This quote includes 20 tons of ABC stone which will be used to create a gradual slope around the perimeter of the patio, and to fill in the gravel driveway to the pavilion. Trees & brush around the pavilion/firepit area will be trimmed, and hauled away as well. The side of the fire pit, closest to the fire hydrant will be handicap accessible.

Social- Lee Guins gave report that the committee will be putting \$200.00 towards this years Halloween Event. The last "Last Friday" for 2019 will be held at the pavilion Friday September, 27th at 6:00pm. Starting in 2020, "Last Friday's" will be changed to "Last Saturdays".

Old Business:

- Debra Steimers was unanimously voted in to replace Margie Skidmore & serve out her term as a director on the board. Debra will also, lead & conduct the requirements for our reserve study.
- All corrections that have been made to the ARC information in the new owners' disclosure packet by the ARC committee, were approved by the board.
- Lisa Handy updated the new owners' packet with the additional edits, and emailed it to all board members to continue the work during our review process.

New Business:

- Doug Sobey will contact 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.
- Wilma shared with the board that she was recently informed that foodandwaterwatch.org is the website to go to, to report any issues you may be having with your water company.
- The board agreed that Kelly Dice will now be managing the upkeep of the new owners' disclosure packet.
- Jim Handy is currently in the process of revamping the Merrymount website, using new software to make the webpage more organized & easy to navigate.

- Debra Steimers has reviewed the current reserve study quotes & is currently reviewing the companies that gave the quotes. She will be contacting the companies to get more detailed information about the quotes, and to find out if they will still honor the current expired quotes.
- The board would like to Thank Denise Buckner for her six years of hard work and service as our treasurer, the community appreciates all that she has accomplished and we look forward to her dedicated service and talents as a director on our board.
- The board would like to Thank Deb Steimers, board director, for taking on the role of treasurer and we look forward to utilizing her financial experience.
- Debra Steimers will be inserting the new owners disclosure packet into a program called “Style Guide” to further edit the layout & contents.
- Kelly Dice requests that a letter be 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. Kelly, Lisa, and Doug will put together a letter, and Paige will send it to the owners when finalized.
- Doug will be drafting a 30 day rental agreement to propose to the community for voting once Debra Steimers gets in contact with attorney, Lynn Cesar to inquire information about consequences & fines for those who break the rental agreement.
- The board asks all community members to please review your personal contact information on Merrymount.net Directory. This is critical as this is where your notices for 2020 Homeowner Dues (due March 1, 2020) will be emailed. It is the responsibility of the home owner to keep their contact information up to date to receive Merrymount communications and to check the Merrymount website frequently for meeting announcements. If you have any changes, please notify Paige Holland via email: merrymount2012@gmail.com
- The board will be meeting at Carter Bank in South Hill 9/23/2019 to update director information & rights to the Merrymount Property Owners’ Association accounts.

Financial Report:

- Denise was unavailable.

The meeting adjourned at 3:36PM

Paige Holland
MPOA Secretary