

Merrymount Property Owners Association

Executive Board Meeting August 28, 2021

**Present at the meeting are:** Chair Lisa Handy, Vice Chair Joe Duffy, Directors Kathy Ortiz, Pam Rock and Wilma Poole; Treasurer Lee Guins and Secretary Patty McHenry. Meeting is being held at the home of Wilma. Guest = Jim Handy.

**Meeting called to order** at 10:03am by Chair Lisa.

**Approval for minutes of July 10, 2021 meeting:** Unanimously approved.

**Financial Report:** Lee reports she is trying to get quarterly reports in a spreadsheet. Bank statements sent out. Mecklenburg Electric auto pay set up. Need Quickbooks updated. Financial report approved.

**Committee Reports:**

**ARC: New ARC Requests:**

Lot 70 New Roof – under review; Lot 52 New House Lot is cleared and house is staked out, silt fence installed. Lot 68 New House construction driveway is in and the porta-john and dumpster are on site. House is well under construction. Lot 69 new house – initial approval, no progress onsite. Lot 76 - New House- the foundation is in, the owner builder was contacted about the brush pile, no open burning is allowed. The builder had planned to burn it and it is now the owner's responsibility to remove it. Lot 80 trash receptacle fence – initial approval. Lot 97 brush pile needs to be removed.

**Completed projects Final approval:**

Lot 59 shed rebuild – final approval

**Social :** K Ortiz reminded all about the popsicle meet & greet tonight. Water balloon tent & chair will be in play. Next month the social activity will be on Sept 25 and will be a drive in movie at the pavilion at 7 pm. Popcorn, smores & hot dogs are planned. October 30 will be the fall festival, a lighted trail thru woods and trick or treat are planned. Perhaps a hayride also? The Christmas Party is planned for Saturday, Dec 6 at the Kathy & Jerry Ortiz residence.

**Old Business**

**Trailer Lot.** The Executive Committee toured the trailer lot, they noticed the tagged numbers are wearing off, but they do have a rough count of trailers that were/are there so will proceed accordingly. The next step will be to solidify the rules & regs and send them out for a vote from the body before implementing.

**New Attorney .** K Ortiz spoke to Michelle Mulligan our current registered agent attorney. There has been no updated retainer agreement since 2018 at which time we had a balance of \$2200. Kathy will get an update on funds currently available with Michelle.

Kathy also contacted the office of Elmore Chadwick but no calls have been returned, so there is currently no update on new attorney.

**Second Well** New resident civil engineer Samuel Carroll will help out on the status. More residents and tenants are moving in so we need to be up to date on water.

**New Business:**

**Security & Wildlife Cameras.** No report.

**Changing covenants to conform with MPOA approval at annual meeting.** A work session to put the covenants & guidelines together will be scheduled. Proper wording for covenants & guidelines needs to be done. This also includes the ARC guidelines that were voted in last year & need to be removed from the covenants & transferred to ARC guidelines. Kathy will work on getting the language together.

**Rental property guidelines** Pam Rock has initial guidelines proposed. K Ortiz will contact Michelle to ensure we are following statute. In all cases, the Property Owners are ultimately responsible for ensuring adherence to the rules.

Motion to adjourn. 11:55

**Next meeting.** Oct 9 @ 10 am at Wilma's . This will be a work session for updating MPOA/HOA attorney status, ARC covenant/guidelines updates and rental guidelines.

Submitted 8/29/2021 by Secretary, Patty McHenry