

DRAFT MINUTES MERRYMOUNT EXECUTIVE BOARD MEETING

APRIL 18, 2021 @ 2PM @ PAVILION

Present are: Lisa Handy, Chair Pro Tem; Kathy Ortiz, Director; Deb Steimers, Director & Treasurer; Pam Rock, Director; Joe Duffy, Director; Patty McHenry, Secretary. Guests: Todd Schultz, Wilma Pool, Lee Guins, Lissa Wissing.

The meeting was called to order by Lisa @ 2:07pm

Approvals needed:

Minutes of April 2, 2021 meeting were approved.

Minutes of the April 10, 2021 Audit meeting were approved.

Committee Reports:

Audit: Audit complete. No questions.

Architectural: Under separate email, the ARC will forward 6 requested changes to the Covenants and/or ARC guidelines to be placed for vote at the annual meeting.

Social: Lee asked if we can we send email feeler for the annual picnic. How many would attend if the event is catered or would people rather bring food to share as in the past? Reply to Lee. The picnic would be around 4pm, bring a chair. There was thought we could charge a minimal amount to ensure people come if they say they are but Merrymount will cover cost.

Trailer Lot: The committee has re-inventoried the trailer lot. They have asked for the board's guidance as there are 21 unclaimed trailers, an abandoned jet ski, an unregistered car, various other trailers. They are trying to find out what all is abandoned to decide if those trailers or items should be towed, this will be determined at a later date. Currently there are 68 trailers, more owners want to park trailers there. Committee has asked to send out another email saying REPLY whether you have a trailer or not. {Completed 4/19/2021, please reply if you haven't previously.} Kathy will draft rules & procedures for the board to review at the April 30 meeting which will then be presented at the annual meeting.

Old Business:

Lawn Service Contract is signed & Jan-April has been paid. The treasurer noted she had no copy of the contract, only a signed guideline; Lisa to provide.

Annual Meeting: Date is June 5 at 9 a.m. at the Wise Baptist Church in Wise, NC (across from Pay Jays). Caterers are being looked at to see if they will cater our function.

New Business:

Treasurer Deb presented **last year's budget** to review (July 1, 2020 thru April 18, 2021). The estimated vs actual budget finds that we have underspent due in large part to things we could not do last year because of covid 19 (e.g. utilities at the pavilion, social budget, etc.) also groundskeeping & mowing were less. We have an excess of \$16,990 from that will be moved from operation budget to reserve fund at Carter bank money market for short term purposes. The treasurer will draft 2022 projected operational budget based on 2021 operational expenses.

Review Capital Reserve Study. The defibrillator batteries & software need updating, the trailer parking lot needs maintenance and roads repairs will need to be done in 2023.

Audit Results. Complete & all well.

Porta John – waiting on quotes from Roanoke Porta John. Plan to have this in place by May 27.

ARC changes for community voting: The ARC is requesting recommendations 1-6 (roof slope, roof design alternative, timeliness of ARC reply, exterior color submission, tree buffer change, size of sheds... under separate email) to the Board for vote at the annual meeting.

Language will be drafted for vote to state if an owner is in violation of the rules (covenants, bylaws, Arc) they can't serve on board or committee and/or voting rights until the matter is resolved. K Ortiz will draft language to vote on.

Discussed motion made at Special Trailer Lot meeting to scoping out a professional POA management company. J Duffy to review & get info.

Other previous discussion from April 2 meeting regarding obtaining a new attorney for MPOA will be researched, website security will be researched, and hiring a court recorder for meetings will be researched.

Executive Session- closed meeting for board members

Vote on new chair & vice chair. Lisa will maintain as chair. Vice Chair = Joe.

Address residential lot issue. Matter has been resolved.

Prior Info/Files/Hard Drive need to be obtained & scanned.

There will be 2 open board positions for vote at the annual meeting, including appointment consideration for treasurer position. Interested individuals should forward their brief bio to Merrymount2012@gmail.com so they can be placed on ballot.

Next MPOA Executive Board Meeting will be 10:30 am Friday, April 30 @ Kathy O residence.

Submitted by: Patty McHenry, Secretary April 19, 2021