

Merrymount Property Owners Association Executive Board Meeting

October 29, 2022

Meeting was held at the home of Wilma Poole, Vice Chair @ 10:30 am.

Present are: Lisa Handy, Chair; Wilma Poole, Vice Chair; Joe Duffy, Director; Pam Rock, Director; Ann Thompson, Treasurer; Patty McHenry, Secretary. Guest: Miles Teasdale. Attending virtually are: Adam Wachter, Waylon Bryson.

Meeting called to order at 10:30 a.m. by Chair Lisa.

Approval for Sept 16 meeting minutes. All in favor. Minutes approved.

Treasurer Report: There are 3 CDs due in Nov. (16,17, 23) It was suggested that the board check with various banks to find CD rates & also if we should consider some treasury bills from a larger bank. Ann and Wilma will inquire with various banks to see current CD rates. Money market = \$90,620; CD #1 = \$42,050; CD 32 = \$42,197. CD #3 = \$41,706., Checking=\$36,006. Motion by Wilma, 2nd Joe to accept financial report. All approved.

ARC. New requests: lot 76=retaining wall & fire pit; lot 20=fire pit & seating area; lot 51=clearing for a driveway. Earlier requests: lot 4=shed; lot 66= hot tub pad. It was noted that very few lots are still undeveloped.

Social committee. Fall festival tonight at 5. Chili cook off. Trunk or treat. Movie at 8.

Trailer lot. There is ample space still available. Also it was requested that trailer boat owners can trim around their own trailers so they are not nicked by the lawn people.

2nd well. Trucks have been in to drill. The existing well is 66 feet, the new well can go to 700 feet, it is however being drilled in the same general locale as the existing well therefore should be thought of as more of a "backup" well. Water samples still need to be run also runoff, road impact and well capacity test will be looked at. Bernard from VA Department of Health Drinking Water advised the existing well should easily support our 125 lots. Joe D will check on our well generator to ensure it will kick on for the 2nd well if needed.

The Corrective Amendment has been recorded in VA. Original has not yet been returned. This still needs to be filed in NC.

New business.

Pam advised there were no lawn mowing contracts submitted yet. Rojo & Lehman, 2 services who were mentioned as local nearby contractors, and a notice will be sent to Rojo & Jimmy Lehman to see if they are interested in submitting a contract for consideration. Notice was included in previous minutes for residents or their recommendations for contractor info on lawn contracts. Miles T asked about tree trimming. Volunteers have done a great deal of the

tree trimming in MM however he inquired as to hiring a tree service to trim up the sides. This could be included in some of the contracts.

Miles T. Our roads are anticipated to be redone this summer. Inflation will affect road repair, do we need to rebudget? Lisa H advises we should not have to rebudget. Anticipated cost is \$55,000 for roads, even if we get closer to \$70,000 we have \$90,000 available in budget.

Miles also talked about trailers being parked on lots at peoples homes, he said an appraisal on his home went down approximately \$30,000 due to "curb appeal". Currently our Covenants do not state anything about trailer parking on properties. It was suggested Miles send email with requested change for a community vote at annual meeting or this could be put it in ARC guidelines.

Miles stated that his neighbor has frequently seen a quad in the development around 8-9 p.m. with 2 individuals, one with a cross bow. Merrymount is residential and no hunting is permitted. We may want to send a reminder to the next door hunt club that they can't hunt on our property. It is also a reminder to our residents that there is a private hunt club on the adjoining property so we are not permitted to hunt on their property.

Miles asked if the new HOA attorney has provided any input on short term rentals. The answer: According to Virginia law, people have a right to rent property but if an HOA were to impose limitations, etc. the new standard(s) must stand up in court, that is, you must prove in court what issue will that solve or address. Merrymount covenants state renters must provide contact info, etc. & must abide by covenants. Has attorney been asked if there are any specific things to limit. New attorney has not given any answer to limit rentals. Waylon B added that longer quiet hours can be set.

Next meeting date to be determined.

Adjourned at 11.43 am

NOTE: On Nov 3 the next Lynn Cisar meeting has been scheduled for 6pm at Lake Gaston fire station on 903 (general discussion about issues on Lake Gaston regarding HOAs.)

Submitted by Patty McHenry _____ Secretary, October 31, 2022