

MPOA RENTAL MEETING

April 9, 2022

Present are: Chair Lisa Handy (lot 38 & 16), Director Wilma Poole (lot 123), Director Kathy Ortiz (lot 14), Lee Guins Treasurer (lots 13 & 122), Secretary Patty McHenry (lots 26 & 27). Residents/Lot Owners are present: Scott & Myra Murray (Lot 21), Jim Collins (Lot 22), Jim's guest Larry Hulse from Fox Run development, Ann Thompson (Lot 18), Lee & Jon Guins (Lots 13 & 122), Adam & Natalie Blain (lot 12), Alexa Scott (lot 70), John Glenn (lot 72), Roger Marcoux (lot 71), Matt Johnson (lot 80), Tracey Hobbs (lot 3), Eileen Feeley (lot 46), Todd Herrington (lot 77), Adam Wachter (lot 66), Diana Munsch (lot 58). Todd Schultz (lot 4), Jerry Ortiz (lot 14). Meeting is held at the Guins residence.

Meeting called to order by MPOA Chair Lisa at 1:06. The intent of this meeting is to start a conversation about rental properties. The Board is neither for or against rentals but must address issues that have come before it. It is up to the community to have their input on rental guidelines. This meeting is to start a conversation to try to gather facts. First things to consider: 1. Review of covenants (homeowners and renters both are bound by the covenants); 2. Review Board drafted guidelines. Make renters aware of guidelines. 3. Review sample rental agreement 4. Issues. The board needs to gather pertinent issues. 5. More to consider

The Merrymount Disclosure booklet on our website has lots of answers for current and potential owners. For example, page 42 (Article VI, Section 5- no livestock, poultry or animals except family household pets.....all dogs shall be under leash control when not on their owner's property). Pick up after your pets, we are all bound by this. Similarly, garbage must be kept in sanitary containers and garbage containers must be concealed from the public. Renter should know where and how to dispose of trash either by pick up or location of dumpsters. (These have been recurring issues).

A copy of the renter lease agreement shall be provided to Merrymount secretary before the rental begins. This should include all tenant information, at minimum: names, phone numbers, vehicle information, rental dates and any other pertinent contact information. It is also requested that your on line (or other) advertising be provided. Most renters are using AirBnB or Vrbo altho some are private. All are reminded that tenants need to abide by covenants & bylaws. Some owners indicated that they would request to be notified first of any issues that may arise during rentals so that they may attempt to resolve them. It was noted that any issues of a possible criminal nature should be directed to the Mecklenburg County Sheriff's Office (probable response time +/- 45 minutes). Owners indicated that they currently rent a minimum of 4 days, 7 days, some 3-5 days. They find that the longer rentals seem to draw a better clientele. They all require a security deposit. A cleaning crew and/or property manager comes in between rentals to check for any possible damage, etc.

A sample rental agreement was displayed & noted for Firefly Bay (Adam W). Information includes lease agreement, copies of policies, etc. This seems to be a good starting point for guidelines. All of us want to maintain property values. The Board pays attention to what is happening as they are tasked with trying to maintain property values and want to protect the safety and wellbeing of residents and renters alike. Property owners are held responsible for their renters, they are an extension of you as a property owner. Other items that should be noted & included are restrictions on burning (never before 4 pm and ensure fires are extinguished properly as our local fire department is volunteer and requires time to assembly and respond). There can be burn bans from time to time as well. Speed limit throughout

Merrymount is 25mph. Park on your own lot, not the street as there is no designated shoulder and we don't want undue wear on the sides of the road . No underage drivers are permitted. Keep noise respectable and to a minimum from 10pm til 8 am. Adams form was based on issues that he had on prior rentals. He put together elements that he thought were important. He calls renters the day before renting starts and checks information. He reserves the right to evict. He is concerned about maintaining neighborhood standards.

It is noted that Merrymount is not limiting only renters, we control and follow these guidelines ourselves. Mecklenburg County does not currently regulate rentals but Merrymount can via covenants. We want to be respectful of and respectable to each other.

More to consider:

Septic. Properties are designed for septic tanks. Most are designed for approximately 6 persons. If you regularly exceed your septic field, your septic will fail. If your septic fails you can be out of luck, especially if you cannot repair the area = you cannot occupy the dwelling. Some residents have never drained the septic. Some septic overflow because 20+ people are using the field when that is not what it is designed for. If your septic starts leaching into the lake, it can be traced back to you and you will be held responsible.

Our community **Well** provides all of our water. Aqua is supposed to drill a 2nd one, but that hasn't happened yet. Multiple people using the water/well causes the water pressure to drop and can create a water shortage.

Expect no or slow **internet service** especially when many people are trying to use it. We do not currently have fiber optic and are told it will probably be 3 years before we get it.

Demand on road repairs will be more as more vehicles use the roads, more repairs are needed.

Fire hazard as previously noted restrictions and response time due to a volunteer fire department.

Solar farms. More coming in. The County is trying to restrict solar farms and distances between same. This is still under consideration as new energy sources are being developed.

Renters need to be more sensitive to **trespassing/property damage** issues and other related **Security issues**.

Jerry O made a motion, 2nd by Lee G for Adam W to lead up an exploratory renter committee. Approved.

Meeting Adjourned. 2:42

Submitted by Patty McHenry, Secretary. April 10, 2022-----PM-----