

Merrymount Board Meeting Minutes 3/10/16

Meeting brought to order at 1:00 pm by Chairperson Patty McHenry. In attendance were Todd Schultz, Denise Buckner, Doug Sobey, and Diana Munsch, Board Members. Guests: Wilma Poole and Lissa Wissing; ARC Members.

Minutes of 1/13/16 read by secretary. Patty motioned to accept, Doug seconded the motion. Minutes approved without correction.

OLD BUSINESS:

Security Camera update: Todd is ready to go with equipment selection and cost. Equipment will be purchased from IC Real Time for \$3377. This will include a weatherproof enclosure for DVR and have a cooling fan for summer. We will purchase one terabyte license-plate camera and one to capture a panoramic view. Installation will be done by membership volunteers. The DVR will record everything and particular recordings selected can be emailed to designated person(s) via Verizon. The speed hump will run \$1000. Since Verizon will only accept payment via a credit card, we will have to get a VISA debit card from First Citizens Bank for payment of this equipment. The card will be tied to our business checking account and will have a password and a PIN. This transaction will be done in accordance with the Merrymount By-Laws. The uplink to Verizon with 1 GB will be \$25/month and will be increased if necessary.

A motion to move forward on the purchase and installation of cameras with a Verizon account was made by Patty and seconded by Doug. All members in agreement. Motion passed. It will be determined if Block Captains can receive any potentially suspicious recordings emailed to them directly.

Wildlife Cameras: Todd and Doug have been checking these cameras regularly. Nothing noteworthy has been recorded. Todd will check on using NICAD rechargeable batteries in these cameras.

Merrymount Boat Association: Denise offered to meet with Rick Shupe on 1/20/16 to discuss the electric bill issue and got no response. Another attempt to meet will be made. Rick let Patty know that someone has installed a wave runner lift on slip #3. The owner of this deeded boat slip alerted Rick of this, and would like help in determining who to approach on this matter.

Grass Cutting: Gene has signed our contract and will be cutting our grass again this year. He will do 2 full cuts (and possibly 3 depending on the need) per month. A full mowing will be done twice a month. There may be times when the grass is cut three times a month. This is because the entrance is scheduled every 10 days but may vary from 7-14 days depending on weather. His contract is for \$1040/month x 12 months. He will be cutting the grass on common property unless specifically marked.

LGA: Dues letter and notification to residents will be sent out by Denise.

Social Committee: The committee is planning many creative events. The recent Progressive Dinner was very successful. Future dinners may have two separate groups to accommodate all participants.

MPOA Website: Harvey verified that the Merrymount website is being properly backed up every year.

NEW BUSINESS:

Snow Plowing: Agreement letter with Art King has been written and accepted for snow removal in our subdivision. Art has increased his homeowner's insurance to accommodate this agreement. A copy of this letter of insurance is on file with the secretary. Patty (primary contact) and Doug (secondary contact) are designated to call Art when 2-4 inches of snow are anticipated to put him on "stand by" status. Board members are urged to ride through the subdivision to determine road conditions during a weather event. If homeowners want something additional plowed, it is their responsibility to pay for additional plowing.

Dues: Currently we are awaiting 11 lot owners to make their payments. Seven property owners have not responded on 10 lots. March 11 is the official due date and all payments must be post-marked by that date to avoid late fees. It was noted that a thoughtful "Thank You" email was sent out by Denise to those who paid their dues on time. Nice Touch!!

Pavilion Survey Review: Results summarized and counted. A copy of the summary is being sent (as an attachment to these minutes) to all property owners. Discussion focused on the issue of restroom facilities. 20 lot owners voted for the restroom and 18 voted no on the issue, 8 voted for a Porta-Pot. As the area has

already been inspected by Jeff Dilliard to determine septic system feasibility, it was determined to go ahead and have a septic system designed by him to evaluate the "maximum capacity" allowed on this property in accordance with the County Health Dept. and Dominion Power. This design and Health Dept. application would cost approx. \$650-\$1000. From there the property owners can discuss the situation from a more informed position and determine if funding for this should be appropriated. It was also determined that a "Planning Committee" should be formed to address the Pavilion lot improvements. The Board would welcome George Epp, a Design Engineer and property owner, to select a committee of volunteers and develop a 3-5 year plan for this area. Patty will contact George today and request him to head up this committee. Scott, Bill McCall, and Richie have expressed an interest in being on the committee.

The Board has received an estimate to level and seed the lot with fescue and winter rye for \$3100.

* (May need dirt to be added and that would be approx. \$100/truck load as per local contractor).

Motion made by Patty:

1. Establish a "Planning Committee" of volunteers to look at opportunities for the common area including bathroom facilities. Agree to appoint George Epp as head of this committee as of today's date. Patty will notify him.
2. Have Jeff Dilliard produce a septic system design in accordance with Dominion Power and Mecklenburg Co. Health Dept. for maximum capacity. This should cost approx. \$1000. Patty will contact him.
3. Have electricity to Pavilion and lot graded and seeded by the Annual Meeting date. Todd will work with Mecklenburg Electric to move forward on electric connection to pavilion. Electrical connection fee and cable to be approximately \$1000.
4. Review quote on leveling and seeding lot and perhaps obtain more quotes on this work to be done as first order of business.
5. Provide a "Porta-Pot" for this season as a temporary measure beginning May 1st. Patty will be placing the order for this.

Diana seconded the motion. Four in favor, one abstention. Motion passed.

- Additionally, Diana has volunteered to clean the pavilion prior to the annual meeting. Will send email to solicit volunteers to tighten bolts on the pavilion which have been reported as being loose.

Audit Committee: Meeting held with Jim Collins, Chair, Jessie Hale, and Lisa Handy on Feb. 6, 2016. There were some questions on how long documents should be retained and should taxes be pro-rated per state, NC and VA. Denise was asked to get answers from CPA. From a legal standpoint, all documents should be retained for 7 years. However, all tax returns should be kept permanently. Taxes were filed 2/19/16.

Requesting State Road Adoption: Possibility of applying for State Road Maintenance for our community was discussed. Last estimate given to bring our roads up to standards so that the State would accept and take responsibility for them was \$250,000. Lissa has a contact person who she will ask to inspect our roads and give us information on what is required for State Standards. This matter will likely be discussed during the Annual Meeting.

ARC: Members Wilma and Lissa attended the meeting. It was brought to our attention that one ARC member made a complaint of meetings of the ARC being held without proper notification to all members in a timely manner. Todd made a motion to review ARC guidelines and make an attempt to give adequate notice to all members for need to review plans as they are received. Request for a 24 hour notice for meetings was viewed as appropriate and reasonable. A review of the purpose and practices of the ARC as defined in the "covenants" was also discussed and the Chair person agreed to review these with the membership.

Financial Report Update: Denise reviewed the MPOA financial information as of 3/10/16. Dues this year will be \$37,200. CDs mature May 3, 2016. Denise comparing interest rates to restructure investments. Denise recommends meeting next month to determine how we want to tier monies. June 30, 2016 end of fiscal year. Draft of 2016-2017 Budget will be prepared for our next meeting. Financial report accepted.

Volunteering for Committees: Diana will send out a letter to the community soliciting for volunteers for our various committees which will be needed by the annual meeting held June 11, 2016. A description of the committee will be included and contact person.

Miscellaneous:

Please respect the 25mph speed limit within the community and the need to maintain your dog on a leash when walking the community streets.

Patty has emailed the Pastor at the Jerusalem Methodist Church to reserve the meeting room as a "back up" for our annual meeting in case of inclement weather. No confirmation on this has been received as of yet.

Next Board Meeting scheduled for April 18, 2016 at 10am at Diana's home.

Meeting adjourned at 4:00 pm

Respectfully submitted by Diana Munsch, MPOA Member and Secretary