

MPOA Board Meeting Minutes
May 3, 2016

Meeting called to order at 10am by Patty McHenry, Chair. In attendance: Denise Buckner, Doug Sobey, Rich Heycock, and Diana Munsch

Discussion re: procedural error on the part of the Board. At the 2015 Annual Meeting it was put up for a vote to have the next annual meeting held in the community pavilion. This vote was inappropriate according to the Merrymount By-laws, as it is the responsibility of the Board to determine the location of the meeting. Acknowledging this, the Board decided to have the 2016 Annual Board Meeting at the Community Pavilion. The Jerusalem Methodist Fellowship Hall will be reserved as a “back up” in case of inclement weather. The Members will be given sufficient advanced notice of location should weather be an issue in preventing the meeting to be held at the pavilion.

Purpose of today’s meeting is to set the agenda for the 2016 Annual Meeting.

Hydrilla: Jim Sabo will be asked to possibly give an update on hydrilla on the creek to the membership. No arrangement for spraying this year was deemed necessary.

LGA: Denise working on drafting an email to membership re: what information they personally would like to provide to the LGA.

Roads: Lissa reported to Patty that the Road Committee would not recommend spending any money on road maintenance this year. VDOT supervisors will be contacted to see what the requirements would be to bring our roads up to their standards. Scott Murray knows the contact people and Richie will work through him to have them contact Lissa.

Pavilion “Re-Survey” has been done upon the advice of Dominion Power and we are awaiting the results. The new survey will include the pavilion on the plot. The septic design contractor wants to see the “re-survey” before he will re-visit the area to determine feasibility for the septic system.

Security cameras: No update available at this meeting. Richie will assume responsibility for this going forward. Debit card was activated on 4/6/16 for the purchase of the equipment.

Agenda for the 2016 Annual meeting is as follows:

Ballots distributed
Introduction
Introductions of Candidates for the Board
Minutes of 2015 Meeting
Old Business

Committee Reports and opportunities:

Roads: Debbie Ortiz

ARC: Wilma Poole

Audit:: Jim Collins

Social: Laura Collins

Planning Committee: George Epp

Neighborhood Watch: Patty McHenry

New Business

Budget: Denise Buckner

Results of Vote

We will check with Todd to see if a representative from NC State has been invited to attend our meeting to discuss water quality/issues of Lake Gaston

Other discussion:

Homeowner on Rockbridge is interested in adding security light to street corner. ARC guidelines oppose "Dusk to Dawn" lighting,

Doug motioned to ask Homeowner to investigate other options that would satisfy concerns for added safety, Richie seconded the motion. Motion passed.

Mecklenburg Electric: Richie will call Mecklenburg Electric to see if LED lights could be substituted for current lights to save money.

Homeowner complaint of "black rings in toilet" and potential water quality issue. This is a pretty common occurrence in the neighborhood and is usually quickly remedied with a bit of chlorine bleach.

Subdivision Legal Representation: Discussed retaining the same law firm to represent us for the 2016-2017 period. Motion by Patty to continue to renew our contract with "Golightly Law Firm" for the same 10 hours of time as agreed to in previous contract (s). Doug seconded the motion. All in favor, motion carried.

New Owners books are needed and Doug will have Staples make some new copies to have on hand.

Merrymount Car Stickers: Doug will order the stickers on his credit card and be reimbursed. Stickers should be available for distribution at the annual meeting.

Welcome letters to new home owners will be mailed out by secretary. Denise will notify when new residents/owners have closed on properties.

Budget: Security Cameras- Time frame and Cost to be nailed down in time for discussion at Annual Meeting.

CDs maturing 5/4-5/13/16. Denise, Patty, and Diana will visit Carter's Bank next week to tier them into 6, 9, and 12 month investments.

Grass Cutting: Gene will be contacted by Richie who is volunteering to repair the irrigation system at the entrance to save us money.

Porta John was delivered 5/2/16 to the Pavilion.

2016-2017 budget : \$22,000-\$23,000 /year is needed for operating expenses. Goal is to keep Annual Dues at current level. Denise will discuss at the annual meeting other alternatives which include raising the dues to maintain a 50/50 split of expenses. As expenses increase re: improvements to common areas and roads, dues may need to increase. Richie motioned to have Denise review 3 options available to the membership re: dues and subdivision budget. Denise seconded the motion. All in favor, motion passed.

Drainage pipe repairs: Lot 128 (trailer storage lot) and well lot both need to have the drainage pipes replaced. One estimate of \$1100 for storage lot repair has been received by the Board. Other estimates will be entertained to repair these pipes.

The Board recently got a clarification from our legal counsel regarding the differentiation of "instructed" vs "uninstructed" proxies and voting on new issues as they are brought up at the annual meeting. Lissa Wissing was given unanimous support by the Board to act as our "teller" for the annual meeting. She was asked and gave her approval on this.

Meeting adjourned at 12:20pm

Respectfully submitted,

Diana Munsch, Secretary

