

Minutes of the Merrymount Board of Directors Meeting – August 3, 2017

The Merrymount Board of Directors met at 1pm on August 3, 2017 at Doug Sobey's house. In attendance were: Doug Sobey, Chair; Diana Munsch, Vice-Chair; Lisa Handy, Director; Denise Buckner, Treasurer and Director, Margie Skidmore, Secretary. Guests: Patty McHenry, Wilma Poole, Pam Rock, Linda Sobey and Cindy Taylor.

Doug welcomed all attendees and called the meeting to order.

COMMITTEE UPDATES:

ARC – No new applications pending: Lot 10 is in compliance.

AUDIT – Report later in 2017.

Planning Committee - Report provided later in meeting.

Roads – Report provided at next meeting

Social – Beginning discussion of preparation for fall gathering; detail next month.

OLD BUSINESS:

Front entrance lighting: Payment for the new lights at the entrance is still pending because receipt has not been submitted.

Boat Slip Association – Paige Holland, new President has sent out a letter to slip holders, indicating the annual fee of \$200 is now due.

Culvert problem – A review of the neighborhood indicates there are several locations that need attention. Doug asked for possible names of contractors who will be contacted for a price quote to correct the problem. The secretary was directed to contact the ARC chair & ask the committee to address the issue of culvert installation as a part of the ARC requirements to prevent future problems that may need correction at the expense of Merrymount, as part of maintenance of common areas. Doug will also contact the contractor that installed the culvert at the water tower lot for corrective action.

NEW BUSINESS:

Attorney: Diana shared that she had sent a letter to, Michele Mulligan, our current retained attorney, requesting she continue to be our Attorney. Ms. Mulligan has indicated she will continue to be Merrymount's legal representative and will return a signed contract indicating her willingness to remain as Merrymount's attorney. Ms. Mulligan has also been asked to give her legal advice on E-voting.

Request from Larry Uhl: Suggested having an evergreen tree planted in front of the electrical panel at the pavilion. One suggestion was to use an evergreen which could double as a Christmas tree. Referred to the Planning Committee for action. Thanks to Larry for the suggestion.

Sprinklers at entrance: Thanks to Richie Heycock the sprinklers are now working.

Emergency notification for Merrymount residents: A discussion of using software mentioned at the annual meeting to help in this area, resulted in a decision to skip this type of social media type of messaging. We will continue to use Block Captains for notification.

New directory: Secretary will contact the Web Master about generating a new Merrymount directory and will email to Merrymount lot owners the password for the MPOA Directory on the web site.

Planning Committee Report: Committee met June 27th, with Mike Skidmore elected as Chair; other committee members are Bill McCall and Lisa Handy. Water and electric lines for pavilion have passed Mecklenburg inspection. Reseeding of needed areas will be done in the fall. Discussion of adding more stone to the existing pavilion entrance referred to Planning Committee for action. Committee also is looking at the trailer lot as a project & Denise indicated that the area was scheduled for weed spraying by the contractor who cuts grass.

Volunteers: Social and Audit Committee are in need of volunteers.

Two annual meetings: Discussion of having two annual meetings and should a survey be done to the community as to whether they want a second meeting was inconclusive as to any action to be taken.

Emergency/Discretionary Fund: The discretion for the Board to spend up to \$5000 was affirmed at the annual meeting with the financial report having a "Foot Note" at the bottom of the budget page to reflect the money is available but not included as a line item.

Diana gave a report of her conversations with a North Carolina state representative and company representatives concerning a fertilizing compound being sprayed on farmland near Merrymount. After further discussion with experts at NC State, the spraying which is being done on the pastureland of the farm appears to be benign and without any environmental hazard. The spraying is being done by Novozymes and they stipulated they will abide by buffers and concentration of material as per State permit.

Lake Gaston Association: Denise reported on a contact from Tony Moran, Membership Chair for the Lake Gaston Association, asking what LGA could do for Merrymount, to include issues and concerns Merrymount residents may have and how LGA could help. Property owners are asked to submit any issues and concerns to the MPOA Secretary. The Board will combine and submit all issues and concerns in one email.

Electric/water at the Pavilion: Wilma Poole asked if there is a lock/cutoff for water/electric at the pavilion, with discussion of turning off both when not needed for long periods of time.

Cover for BIT boxes: Pam Rock asked about replacement of covers for the BIT boxes that are damaged, need to be replaced and it was suggested she contact Belle at BIT at 434-636-2274.

Adopt A Highway – Doug reported that Mike & Debbie Ortiz have been recognized for 15 years of coordination of the Merrymount project by the state of North Carolina and were awarded two decals now affixed to the sign at our front entrance.

Financial Report – Denise Buckner

Denise distributed and explained the financial report as of 8/1/17. Cindy Taylor questioned taking money from road fund for Discretionary Funds. Denise explained at the last annual meeting this process was approved as opposed to increasing dues. She also indicated that MPOA places \$18,000+ each year from the annual dues assessment monies into the Common Area Maintenance Fund for road repair and

other common area maintenance needs. This is in anticipation of the \$40,000-\$50,000 that may be needed every 3-4 years for road maintenance, as reported by Debbie Ortiz, Road Committee Chair. The Common Area Maintenance Plan spreadsheet is updated each year to ensure there will be sufficient funds available for the next 15+ years.

Merrymount Yard Sale – It was suggested a Yard Sale be held in Merrymount at the Pavilion with any home owner who wanted to participate could do so. After feedback from the community, the Yard Sale has been tabled for discussion at the Annual Meeting.

Next Board meeting: October 12 at 3pm at Diana Munsch's house.

The meeting adjourned at 2:30.

Margie Skidmore

MPOA Secretary