

Minutes of MPOA Board Meeting – September 8, 2016

The Merrymount Board of Directors met on Thursday, September 8, 2016 at Doug Sobey's house. Those in attendance were: Doug Sobey, Chair; Diana Munsch, Vice-Chair; Denise Buckner, Treasurer; Patty McHenry, Margie Skidmore, Secretary.

Doug welcomed Jessie Hale and Rene Teasdale in attendance as guests. Rene Teasdale proposed setting up a Face book page for the Merrymount Association and volunteered to serve as the Administrator. She suggested the Board should determine what they wanted and didn't want to appear on this social media. Rene will prepare a proposal for the Board to review and possibly approve after looking at the information.

Jessie Hale volunteered to review various documents from the Guide for New Owners, minutes of Board meetings and the annual meetings to determine if changes needed have been made to all documents. Jessie noted that changes have not been dated in the past and therefore, it is difficult to determine the most current information. Jessie indicated the most glaring discrepancies appear on the Merrymount website where some changes to covenants or votes at the annual meetings have not routinely updated guidelines or information. Jessie indicated Wilma Poole is willing to work on the review. Denise noted that all suggestions and recommendations be presented to the Board for approval. There was discussion about Architecture Review Committee (ARC) documents and to have all ARC documents be combined into one document. Diana will send a letter to ARC Chair, Lissa Wissing asking her to let the Board know when she could accomplish this task.

Doug called the meeting to order and asked for approval of the minutes of the last meeting. Patty questioned if the Wildlife Camera had been secured from theft. Ron Whitt will provide a case for the Wildlife Camera but Doug will secure it until a case can be provided. There was a question as to whether the \$100 donation to Jerusalem UMC for use of their facility for the annual meeting had cleared. The check has been prepared but not delivered. It will be delivered.

With these two issues resolved, the minutes of the last meeting were approved.

Old Business

Camera Surveillance System – Doug reported the surveillance system is a sophisticated piece of equipment, is fully operational and is capturing license plates. There was discussion concerning the use of personal computers to monitor the system by Block Captains as originally planned. With the increased cost for Internet for the Block Captains, it appeared to be more feasible to purchase a computer dedicated to the camera surveillance system. A new monitor was purchased for the surveillance system. Todd Schultz will be asked to brief the board on the system and the need for a new computer.

Complaints –

Lot 15 – One trailer is gone and one is still there. The owner will be given a chance to work on it and then ask him to move it to the Trailer Lot. Diana will follow-up in 45 days (October 15, 2016) to determine if additional action is needed.

Lot 33 - Dick Sames has been called by the owner to mow the lot one time. This lot will be monitored to determine if additional action is needed.

Lot 66 – The owner indicated the sign would be gone by the end of the week when the yard was mowed. Doug will check on September 9, 2016 to see if the sign has been removed. Update: Sign has been removed.

Lot 81 – Grass issue has been resolved. Doug has talked with owner and the lawn will be maintained.

Merrymount Update Messages – Doug reported that the first messages had been sent and there was good reception.

NEW BUSINESS

Committee Updates/ Reports

Roads- Lissa Wissing for Debbie Ortiz: Waiting for a proposal from Jimmy Epps of B & B Consultants in South Hill.

ARC - Guins house is only project currently being followed by the ARC.

Planning Committee – Lisa Handy submitted the following information: Committee met on 9/5/16 with Jon Guins & he will be providing an updated quote within a week to for the Pavilion project to include the following: Gravel driveway from Botetourt Court to pavilion building; trenching for the water line; marking the electric line; raising the fire pit with dirt; backfilling the low spots on the lot; tentative start and end dates. The Committee recommends no permit for the water line but feels that an electrical permit is needed for the electrical line, with the community talent being utilized, using a licensed electrician. Diana has contacted the attorney concerning who should sign for the permit. A question arose concerning William Powell's address appearing on the county records for the pavilion area and the front entrance. Lisa will need to check with Mecklenburg County Court House records to determine how this can be updated. Denise has done some preliminary work and will share with Lisa. John Guins may need a copy of the plat for his work on the pavilion.

Social Committee – no report

Financial Update - Denise presented MPOA Financial Information as of 9/7/16.

- Total of Actual Plus Projected Income from 7/1/16 to 6/30/17: \$53,669.48
- Increase in insurance coverage from \$1590.00 to \$2,150.00 to cover Pavilion structure, the heart machine and all surveillance camera equipment.
- Suggested delay \$1500 water connection until spring to save money.
- All camera surveillance bills are paid to date.
- New signature cards and letters updating the Board membership are needed for First Citizen Bank and Carter's Bank and Trust to be prepared by the Secretary.
- Watkins Insurance Agency needs a letter updating Board and ARC membership to be prepared by the Secretary.
- Question whether MPOA owners should be notified to provide contact information to Lake Gaston Association. If LGA membership dues will be more than \$1000, then

membership will not be continued. At the annual meeting, MPOA membership voted to discontinue membership if the cost exceeded 1,000.

- Suggested moving all but \$5000 from Regular Savings Account that pays .03% interest to a Passbook Savings Account that pays.5% interest. Also, create a new CD of \$40,000. Board decided to set up new CD for \$40,000 at Carter's Bank & Trust. Other CD's are maturing 11/11/16, 2/11/17 and 5/11/17 and can be renewed if the Board decides to do so.
- Mecklenburg Electric Coop monthly minimum fee increasing from \$18 to \$27.

There was discussion concerning the laptop security, maintenance of paper files and possible backup system for the MPOA files. Currently there is no security system in place that would protect the files from a virus. A suggestion has been received by the Secretary to utilize ATV which is available at no cost. It was suggested that Todd or James & Lisa Handy would be good resources for this issue.

The next meeting will be held November 7, 2016 at 3pm Diana Munsch's house.

The meeting adjourned at 5pm.

Respectfully submitted,

Margie Skidmore

MPOA Secretary