

MPOA Annual Meeting  
May 30, 2015

The meeting was called to order at 9:30am by Chairperson, Patty McHenry, and property owners introduced themselves. In attendance were:

Keith and Nan Wampler, lot 73	Patty and Brian McHenry, lots 26-27
Wanda Hunt , lot 124	Ken and MaryAnn Nagle, lot 53
Lissa Wissing, lot 25	Todd & Norma Schultz, lot 4
James Sabo, lot 1	Robert Sorenson, lot 28
Maggie Shupe, lot 120	Wilma Poole, lot 123
Christi Parshall, lot 45	Rich Heycock, lot 37
Bo and Carol Jamison, lot 9	Bill McCall, lot 49
Peggy Muir, lot 49	Scott and Myra Murray, lot 21
Doug Sobey, lot 74	Dottie Butler, lot 71
Jessie Hale, lot 65	Brett Gilbert, lot 61
Keri and Ray Merritt, lot 24	Denise and Art Buckner, lot 2
Diana Munsch, lot 58	Jan and Paul Mitro, lot 31
Janet and George Epp, lot 29	Jon and Lee Guins, lot 13
Judy Stefko, lot 126	Rene Teasdale, lot 91
Bill Heflin, LGA Representative (guest)	

Minutes of the 2014 annual meeting were read. Bob Sorenson moved, Doug Sobey seconded the motion to approve the minutes as read. Motion carried.

Patty discussed the process of electing two board members and introduced the candidates, Diana Munsch and Doug Sobey. (on ballot ).

Nan discussed the Amended and Restated By-laws . The By-laws were amended to correspond with the revised covenants. The Board is bringing the Amended and Restated By-laws to the body for a vote to confirm with the entire association and underline that the changes in the By-laws coordinate with the covenants. (on ballot)

ARC proposals two (2) to be voted on: limit number of sheds to one (1) per lot, and limit size of shed to no larger than 10% of heated square footage of the house. (on ballot)

Following a lively discussion of the ARC proposals, Ray motioned to vote on the proposals as written on the ballot, Doug seconded. Motion carried. Ballots distributed .

**LGA Presentation:** Todd introduced our guest speaker: Bill Heflin, Lake Gaston Association

Originally the LGA was the LG Tax Association formed to fight tax increases. It branched into other important areas such as water clarity and depth, development and noise control, and the weed control council, just to name a few. It is an all volunteer organization. Members of the LGA attend every county meeting (Warren and Mecklenburg) and are very vocal at these meetings to represent the residents of the lake and our issues. They are the only voice in local elections for property owners that live full-time elsewhere. The LGA emails the membership to keep them informed and keep the pressure on our elected officials. Currently they have 1500 families in the organization covering five counties. Their goal

is to increase the membership to 2000 in the next six months, to 2500 by one year. There are nineteen families in Merrymount that are annual members. Our Merrymount Subdivision is also a yearly member (counted as one member). The LGA is reducing the yearly membership fee to HOAs to increase membership. They are using a tier system whereby 100-125 houses/lots = \$1000 annual membership or \$10/member. They are looking to increase their membership numbers, not the dues they collect. **The more members the more clout.** There would be a first year discount, and since 2015 is half over. the fee would be \$400 for the rest of this year.

Examples of other activities of LGA include: putting on political forums for county commissioner's meetings. Taking yearly water samples (a sample of our lake water is taken every 200' of our 35 mile long lake with 400 miles of shoreline). This sampling of both hydrilla and e-coli reduces the cost of treatment, by focusing on treating areas of need. Our hydrilla has been decreasing and our e-coli levels have been within safe limits. Lake Gaston Assoc. sponsors a "Lake Clean Up Day" which is scheduled for today.

Ken Nagle asked about grass carp. None were introduced this year as they have been highly efficient and the hydrilla greatly diminished. The carp are now eating natural vegetation which is a problem. LGA is planting native plants which one might see housed in big cages so the carp can't eat them. Re-vegetation is being done in June and July. Transplanting natural vegetation is an on-going process.

**Hydrilla report:** Todd Schultz updated the membership. Dues for hydrilla treatment are officially due 5/31/15 and will be tallied at that time. The representative from NC State who was going to work on a comprehensive plan for our creek was relocated to Alabama. Todd has been contacting NC State but no one has been hired to fill that vacancy. Some residents of the creek do not want to treat for hydrilla as it is killing our native plants and allowing Lyngbya to become more problematic. Lyngbya is a bacteria which releases neurotoxins. NC State was going to give us native plants to put in our creek. Hopefully the new hire will be helpful in this regard. Hydrilla has been reduced in the last two years, but if it doesn't rain it may start growing again. Sonar will eliminate hydrilla, but is very expensive and not without safety concerns. Committee members are needed to help with this project: Jim Sabo has volunteered. We need another volunteer to help with this.

Keri Merritt asked why not discuss the LGA membership now and would our current budget/dues support the cost of an HOA annual membership? Denise stated we are cutting the budget really close.

Scott spoke on how non-profits like the Roanoke River Basin and LGA support our interests and work behind the scenes on many important issues like oxygen levels, fish populations, Coal Ash in the Dan River, etc. The LGA is the catalyst for many volunteer agencies..

Bill McCall motioned to spend the \$1000 annual fee to join the LGA as a HOA. Rich Heycock seconded the motion. Denise will contact the Merrymount homeowners to get their ok to distribute their contact information to the LGA. **Motion carried.**

**Mecklenburg Sheriff:** Patty contacted the Sheriff's department to request a representative attend our meeting to discuss recent incidents in our neighborhood. No response to request.

**Fine schedule:** MPOA has adopted the State Statutory Fine Schedule for Homeowners Associations. State Statute 55-513 Adoption and enforcement of rules. **Link posted on website.** The fine is \$10/day

for continuing violations and \$50 for non-continuing violations. Property owner in violation will be notified in writing by the Board by certified letter via USPS.

**Road Committee:** Debbie, Jessie, Ray, Lissa, and Maggie. Summary : \$136,000 spent on roads since 1997. Pattern of maintenance/repair on schedule for every 2-3 years. Cracks in Botetourt are due to cold weather. **Majority of roads are in good shape and look uniform.** Recent cost analysis done for new asphalt was \$285,000 and was not deemed necessary at this time. Roads committee recommends continuing pattern of maintenance and current level of road funding to support future expenditures. It is felt that taking \$18,600/year from general fund and putting into the road fund should be sufficient.

**Aqua Virginia:** Patch on road (Botetourt) has never been repaved since water pipe repair. Todd has contacted Aqua numerous times without response. Getting some action since president was contacted. The inside well pump was replaced recently and a new generator installed last year. Painting has been started on the tank. Todd attended a Tanglewood Meeting and Aqua intends to raise rates due to needing an extra surcharge for poor infrastructure. FTC can be contacted re: any complaints. Dottie questioned when the inside of the tank was cleaned. Her water is cloudy and she questions the bacterial count in our water. Other complaints were heard :Mitro's water leaked at road (despite water being turned off) , Jamison: erratic water bills. All residents are encouraged to access the website: **foodandwaterwatch.org** Individual property owners need to call Aqua when they have a problem/concern.

Scott motioned to draft a formal complaint identifying the communities concerns re: water quality and service to the State Utilities Commission. Rich seconded the motion. **Motion carried.** Scott and Dottie will put together a cohesive packet of information and the Board will send.

**ARC Report:** Wilma Poole, ARC Chair, Bill McCall, Lissa Wissing, Carol Jamison (alternate). All building activities for the year were reviewed by Wilma. Bill discussed the pavilion area and ways it could be improved laying out a potential 3-5 year plan.

Proposed: grading and leveling and septic field for eventual single restroom= \$3000 –phase 1  
Water and electric service= \$3000- phase 2  
One toilet and one sink=\$5500-phase 3  
= \$11,500 total

Ken mentioned evaporation or absorption systems are less expensive with small septic fields, other systems are also worth exploring. Lissa suggested a “needs assessment” be done first. Patty tasked the ARC to put together a survey and Bill and Denise will work on this. Denise proposed a motion to get committee to study a five year plan by developing a survey of options including doing nothing by 9/1/15. Carol Jamison seconded the motion. 32 yes. Motion passed.

**Audit Committee:** Jim Collins, Doug Sobey, Jesse Hale, and Lisa Handy. Books in order. Big THANKS to Denise for doing excellent work on the behalf of our community.

**Social Committee:** Laura Collins will assume responsibility along with Christi Parshall. They will work on supper club, picnics, etc.

**Neighborhood Watch:** We are “Rebooting our Watch”. Patty reviewed the techniques and will be the Watch Coordinator. Three volunteers to be block captains came forward: Rich –Hawtree Way, Art – Botetourt Ct, Doug –Merrymount Road. **(We need two more volunteers for Rockbridge and Bell Arbor).** Block captains will meet periodically. We are urged to communicate with our neighbors re:

going on vacation, report suspicious vehicles , etc. Scott got a quote for security cameras from Integrated Security Systems of Raleigh. \$7445-no work on our part, to \$5000-\$6000 with some of work done by residents. Todd has expertise in this area. Rich motioned to install security cameras at entrance at a cost of no greater than \$7500. Dottie seconded the motion. **Motion carried.** Patty will continue to update us on any incidents when necessary.

**Grass cutting:** General review of need for all residents to keep their lawns cut and cut all the way to the road. (If someone is contracted to cut your grass, make sure they are cutting it all the way to the road). Friendly reminders will be sent out for those who fail to maintain their grass properly. The Board can , if necessary, arrange to have the property owner's grass cut and bill the property owner. Grass is scheduled for two full cuts in June and every two weeks when it rains sufficiently. Also, please be reminded to park cars on driveways rather than lawns as possible.

**Leash Law:** Is in effect. Dogs off their property must be on a leash.

**Budget:** Denise reviewed the budget spread sheet distributed at the meeting and filed with this document. Denise will have to get permission for each member to fill out their contact info for LGA. Goal is to achieve this by the beginning of 2016. Lissa motioned to approve the budget. Rich Heycock seconded the motion. **Budget approved.** Ken moved to for one time only, suspend putting the entire 50% of dues into the road repair fund and to put appropriate and remaining percentage of dues into road fund once monies were used to purchase and install the security cameras not to exceed \$7500. Rich seconded the motion. **Motion carried.**

Jerusalem Methodist Church: motion made by Lissa to donate \$200 to the church for accommodating our Annual Mtg. Motion seconded by Ken. **Motion carried.**

Bill McCall announced that the "Boat House Crawl" is scheduled for Saturday, September 19th.

Bill motioned to have 2016 Annual Meeting held at our Pavilion weather permitting, Judy seconded motion. 17 for, 8 against, **motion carried.**

Thanks to the departing board members Ray and Nan, and Keri, secretary, for their years of hard work and dedication to our community. You will all be sorely missed!!! Merrymount Thanks You!!!!

Results of voting: Diana and Doug approved as new board members, Amended and Restated By-Laws approved, ARC proposals both approved. Ballots counted by Lissa Wissing and Keith Wampler. Besides those attending the annual meeting there were 10 proxy votes counted from lots : 23,32,206C,124,18,43,16 & 48,125, and 55 & 56.

Patty adjourned the meeting at 12:15pm

Respectfully submitted,

Diana Munsch, secretary

