

Merrymount Property Owners Annual Meeting Minutes, June 2, 2018

The meeting at Jerusalem UMC was called to order at 9:00 am by Doug Sobey, Chair. In attendance were the following:

Rich Heycock, Lot 37

Robert Sorenson, Lot 28

Bo & Carol Jamison, Lot 9

James & Lisa Handy, Lots 16 & 38

Elizabeth Wissing, Lot 25

Cindy Taylor, Lot 23

Paulette & Jim Sabo, Lot 1

Christi Parshall, Lot 45

Jon & Lee Guins, Lot 13

Marjorie Skidmore, Lot 18

Pam & Brian Rock, Lot 48

Jessie Hale, Lot 65

Art & Denise Buckner, Lot 2

Gerald & Kathy Ortiz, Lot 14

Deborah Ortiz, Lot 59

Rene Teasdale, Lot 91

Ron Whitt, Lot 73

Doug & Linda Sobey, Lot 74

Paige Holland, Lot 120

Proxies were received for the following lots: 58, 97, 32, 49, 125, 21, 53, 206, 29, 26, 27, 43, 92, 79, 46, 61, and 19.

Doug began the meeting by announcing the names of new Merrymount property owners: David and Michelle Bower, Raymond and Kelli Kinard, Robert and Robin Belden, Michael Ferguson and Amity Crowther and Cynthia and Joe Duffy. He also extended a thank you to all of those who have donated their time, energy and expertise to enhance the community.

A special thank you was extended to Diana Munsch who had served as a Board Director, Secretary and Vice Chair during a three-year term on the board. Doug also expressed a thank you to Margie Skidmore who has served as Secretary for the past two years and a warm welcome to Paige Holland who will be the new Secretary in a "passing of the laptop." Special thanks to Paige for her willingness to join the team.

Margie and Doug shared their personal data with the group as candidates for the two open Board positions. Doug then asked for nominations from the floor. There being none, the two announced candidates were the only candidates for the two three-year terms.

Minutes of the 2017 Annual Meeting were approved as presented.

OLD BUSINESS:

Merrymount ditches in need of repair have been fixed and seeded.

Doug thanked Hunter Dice for his snow plowing efforts during the January snow.

The on-line voting should be implemented during the next year to make it easier for Merrymount lot owners to vote, with continued use of proxies.

Doug shared with the group that a letter from the board had been submitted to Aqua Water, stating a price increase was not justified, citing smell, water pressure and the already recent rate increase.

Jim Handy has accepted the Web Master duties for the Merrymount web site.

An update of the Merrymount data base has been completed and will soon be available on the Merrymount web site. When you access the data base, please review for accuracy and notify the Secretary of corrections/additions/deletions. **All lot owners are responsible for submitting a current email address.**

COMMITTEE REPORTS:

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ARC – Wilma Poole, Chair reported all projects have been inspected. There were two new house construction projects during the last year.

AUDIT – Jim Collins submitted a report that the audit of Merrymount financial records has been completed, with all records accurate.

NEIGHBORHOOD WATCH – Bo Jamison reported that no incidents had occurred in Merrymount during the last year. Doug stated the warning signs at the front entrance may be a deterrent to unwanted traffic.

PLANNING – Lisa Handy gave a presentation of proposed/conceptual projects for the next 10 years, She included the **Fire Pit/Patio** project, which is on the ballot (Phase 1 & not including Phase 2) for approval, at a cost of \$3,000. There were questions as to funding the project, usage and number of Merrymount folks who attend pavilion functions. Lisa shared that all functions at the pavilion are open to all Merrymount lot owners, with the intent of increasing a sense of community. The pavilion is available for any Merrymount lot owner to use, upon completing a request form.

Lisa presented the conceptual plan for the trailer lot. There are currently 46 open trailers, 7 box trailer and 3 autos on the trailer lot. Lisa presented a conceptual plan that would require removal of some of the pine trees, leaving hardwood trees and having a 60 foot buffer on each side of the trailer lot. Due to the small entrance, it is suggested there should be two entrances. The parking area would be graveled with 110 parking sites. (Parking sites would need to be increased in the future to accommodate future residents in Merrymount as the community grows.) There were numerous questions and comments concerning time frame, community involvement and costs. Several comments centered on the trailer lot, its original purpose, monitoring usage and identifying vehicles. As she did with the pavilion project, Lisa indicated Merrymount lot owners will be invited to walk the trailer lot with the Planning Committee to review their proposed plans for improvement prior to soliciting bids. Several bids were received this past March but the 90-day window has expired for their continued relevance. **Jessie Hale proposed a plan for trailer lot usage be developed before implementation of the completed trailer lot. Rene Teasdale suggested ID labels be issued for items on the trailer lot. The Board will address these two issues at its next Board meeting.**

Lisa also presented the conceptual plan for an enclosed building, with kitchen and bathroom facilities at the pavilion. The building could be used for the annual MPOA annual meeting, social activities, including the Christmas party.

No funds have been committed to either the trailer lot or the enclosed pavilion building.

Wilma Poole read from the covenants that annual dues can be used for common property that includes pavilion, trailer lot and the roads. There was discussion as to why potential buyers would choose Merrymount, with the attractiveness of the pavilion and a sense of community being selling points. Several people expressed how dues are being saved or expended for road purpose only, the necessity of a 10 year plan for projects, possible dues increase and getting our new young home owners involved in our community.

SOCIAL – Lee Guins reported on planned social activities, from “Last Friday”, reviving the monthly Supper Club and getting activities on the Merrymount calendar. She suggested the time for the picnic, after the MPOA Annual Meeting, be moved from 12 noon to 4 in order to give folks more time to get ready.

ROADS – Debbie Ortiz reported although the past winter was considered severe, the roads in the Merrymount subdivision have weathered very well. The roads were built in 1996, have 2 ½ miles of road, 5 cul de sacs, are 18 feet wide and 6 inches deep. The last road maintenance of chip and seal was done in 2014 and could be delayed for another year. Debbie said the cost would be approximately \$70,000 every 5 years to chip and seal. She further stated that a complete overlay of all Merrymount roads would cost \$250,000 and would never need to be done. Debbie also relayed information about the possibility of the State of Virginia taking over the Merrymount roads. The potential costs for hiring an engineer and surveyor, development of roadway plans, core samples and drainage calculation studies, connectivity (more than one entrance) and continuity (not crossing privately owned or North Carolina roads) which could possibly cost in excess of \$100,000, have no guarantee that Virginia will assume road maintenance. While the Peete Farm community was successful in having Virginia assume road maintenance, it is felt that it’s useless to continue the pursuit to have DOT Virginia assume Merrymount road maintenance.

NEW BUSINESS

Lee Guins asked if community residents could be utilized for mowing as opposed to the current contractor in order to have the grass cut more often. Doug stated no local residents responded to submitted costs proposal for grass maintenance.

There was a comment about the board/committee meetings not being announced. Due to volunteers and short time to accomplish meetings, some meetings have not been announced. The board and committee chairs are mindful about email announcements concerning future meetings.

There was a question about whether MPOA carried flood insurance. Flood insurance is a lot by lot issue and not an Association issue.

FINANCIAL & BUDGET REPORT

Denise Buckner, Treasurer reviewed the Merrymount Property Owners Association Financial Information as 5/31/18. Of particular interest was her report of the Merrymount Reserve Fund with Road Maintenance every 4 years (as opposed to the 5 year suggested maintenance schedule) for the 30 year period 2018-2048 with a 50/50 split of the \$300.00 Annual Dues. The reason for showing the road maintenance every 4 years instead of 5 years was to be more conservative and ensure there are sufficient funds in the future.

Wilma Poole made the following motion: Dues shall be raised by \$50 to \$350 effective 3/1/19 to be split 50/50 between the reserve funds and the Merrymount operating budget. There was discussion, including a Reserve study is required for HOA's every 5 years and the covenants directive that the Association is responsible for using the annual dues for all common areas, not just the roads. Linda Sobey second the motion, which passed with 21 yes votes and 10 no votes.

Denise indicated she would amend the budget to reflect the dues increase for the 2018-2019 budget year. Richie Heycock moved, with Wilma Poole's second to approve the budget, which passed unanimously with a voice vote.

VOTING RESULTS

The following 3 proposals were approved:

Concur with MPOA Board's suggestion to raise the road impact fee for new construction to \$1,500 effective 1/1/19.

If the MPOA wanted to have a yard sale at Merrymount front entrance, would you be in favor?

Authorize the MPOA Board to expend up to \$3,000 for fire pit/patio at pavilion.

Margie Skidmore and Doug Sobey were elected to three-year terms.

Rene Teasdale made a formal request to increase the street lighting in Merrymount, with special emphasis on the end of Merrymount Road. The Board will study the request at their meeting.

Lissa Wissing thanked Merrymount for their help for the time she will need assistance due to an ankle injury.

The meeting adjourned at 11:30 for the picnic at the pavilion at 12 noon.

Margie Skidmore
MPOA Secretary