

MERRYMOUNT PROPERTY OWNERS ASSOCIATION

July 13, 2025

MINUTES OF EXECUTIVE BOARD MEETING

Present are: Lisa Handy, Chair; Pam Rock, Vice Chair; Ann Thompson, Director; Patty McHenry, Secretary. Electronically: Adam Wachter, Alexa Scott. Guests: Kathy Ortiz

Meeting called to order by Chair Lisa H at 2:09 pm.

At the annual meeting, an electronic & meeting vote was taken and passed which was to take certain language out of the covenants and move to the architectural guidelines. To help facilitate this, Kathy Ortiz (prior chair) has agreed to stay on as a consultant as she is closer to covenant language in effecting this change.

Ann T provided the most recent profit & loss statement. Total amount in cash & savings is: \$262,363.21. In order to clear last years budget, we are still waiting on a \$25 check from lot 7 who has not paid the total dues amount. Coincidentally he contacted Lisa H during the meeting and is to Fed Ex the remaining dues promptly.

Front entrance. No contact from Ted Harris Masonry. Alexa will reach out to him and to another mason who was suggested. He was to be here mid June to complete the front wall repairs. Ann has reached out to Rudd lawn service as grass is high & to discuss other grass cutting issues. No reply yet. Light out at front entrance Pam R will check on same to see if it needs repair/replacement. Alexa will follow thru on trying to have a handy man on call for the development for little stuff. MPOA is seeking 2 handy men for small repairs/ electrical, water, light handy work mainly for front entrance. Volunteers have been doing nearly all these type of repairs over the years and it would be helpful to have someone to call. This would be a pay as you go when work is necessary. Aqua is to repair the tie-in water spots in the asphalt that connected water to new homes. Other tie ins will be forthcoming so it is unknown when these repairs will take place.

COVENANTS . Kathy O and board will work on inserting changed language from corrective amendment into restatement of covenants. These need to be refiled in both Virginia and North Carolina. This requires a line by line comparison of Word vs 2014 restatement and subsequent review by our attorney. The annual meeting vote is word by word. Only the items that were approved by body vote will be changed.

Next meeting Oct 11 at 2 pm at Pam Rocks.

Meeting adjourned by chair at 2:51.

_____ submitted by Patty McHenry, Secretary _____ July 14, 2025