

Merrymount Property Owners Association

Work Session for Annual Meeting

April 25, 2026 @ home of Ann Thompson

Present are: Lisa Handy, Chair; Pam Rock, Vice Chair; Ann Thompson, Treasurer; Patty McHenry, Secretary. Virtually: Adam Wachter, Director. Guests: Denise Buckner, Jim Collins.

Meeting was called to order at 2:10 pm.

Road Report. Lisa and Pam accompanied Sam Carroll to look at the roads. Areas of concern were: margins of the road breaking off, more cracking and water/ice seeping in the road, also the area past Rockbridge to end of Merrymount has large pot holes. The area from Rockbridge to the end may need all asphalt and bed removed and replaced with new. He estimates this will be the most expensive portion of the maintenance, however his report is anticipated on May 1 which will provide more detail. Sam's initial assessment is that we wouldn't have to do roads each 4 years, more likely each 10 years. It was suggested that less expensive alternatives to rebuilding the entire section of road be explored.

The current dues put us at the break even point and we need an increase to POA assessment dues to cover the rise in asphalt and operating costs. Motion by Adam to increase annual dues to \$525 for next year. Seconded by Lisa. All in favor. Motion passed. The \$100 increase will cover the increases to the operating budget and capital reserve budget. Road impact fees. Motion by Ann to increase to \$3,000. Second by Pam. All in favor. Motion passed.

Tentative agenda for annual meeting (June 6 at 9am @ Wise Baptist):

Minutes from 2025 meeting.

Budgets 2025-2026 & 2026-2027

Open director position for the board -please send a brief bio to Patty @ merrymount2012@gmail.com if interested

Neighborhood watch (volunteers?)

Flock Camera (do we want to continue @ \$2400 per year?)

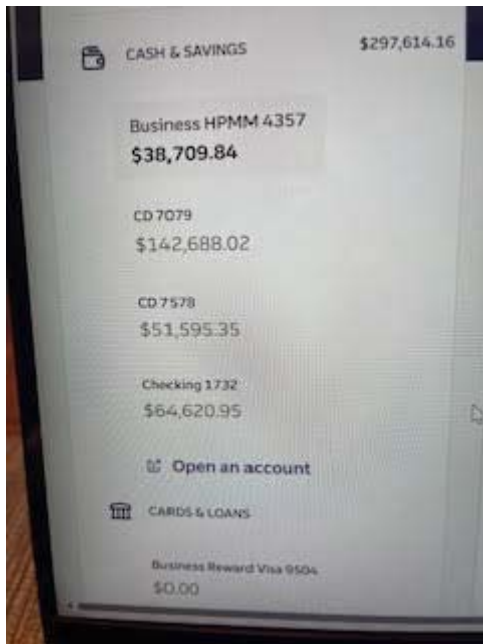
Port a John from May1 until August 31 or further reduce/change coverage.

Veteran Disability discussion. Mecklenburg County proof will be required for 100% , primary residence, disability status to be exempt from HOA dues. Our covenant language is currently ambiguous.

Road Committee Report &update

Discussion regarding ADU (Additional dwelling unit). Do we want to address this as a community?

Budget report follows:



Meeting adjourned at 3:50pm.

Respectfully submitted by _____ Patty McHenry, Secretary _____ 4/27/26