

MERRYMOUNT PROPERTY OWNERS' ASSOCIATION

ANNUAL MEETING MINUTES

JUNE 6, 2026 @ WISE BAPTIST CHURCH

Attending are: Chair Lisa Handy, Vice Chair Pam Rock, Director & Treasurer Ann Thompson, Director Adam Wachter; Secretary Patty McHenry and per sign in sheet: Wilma Poole, Jim Handy, Brian Rock, Kathy & Jerry Ortiz, Eileen Feeley, Ray Kepner, Andrew Dorman, Stephanie Kestner, Carol & Bo Jamison, Todd Herrington, Denise Buckner, Denise Biemolt, David Bower Scott Murray, Sam Carroll, Diana Munsch, Ray Kinard, Elise George, Karen & Samir Shaban, Charles Mulchi, Todd Schultz.

Introduction & Welcome: Meeting called to order by Chair Lisa Handy at 9.10. Attendees were asked to introduce themselves.

Representatives from the 911 Community Task Force spoke about the use of and acquiring of address numbers and dock numbers. The task force was formed based on a tragedy in 2018 when it took first responders 47 minutes to reach a fatal heart attack victim after they were misrouted to the wrong counties. The 911 Task Force supplies medical training, CPR training; address signs; and underlines the need for emergency people to find your house. Address number signs can be purchased through the LKG Chamber of Commerce near Eaton Ferry for \$15 per sign. Dock Signs and number assignments (which are different from Dominion numbers) are also available through the Task Force and Chamber which then are part of the 911 system as far as locating same and provide latitude and longitude on the lake. There were 40 saves last year as a result of use of these signs. Signs may be purchased separately or as a community (\$32 per dock). Life Packs kits are also available at the chamber for \$70 and include an anti-choking device.

Introduction of Board Candidates: Pam asked the candidates for comment. Adam W and Jerry O spoke briefly on looking for the opportunity to serve. Please Vote for one on ballot if you did not evote. (Jerry O elected as director).

Approve 2025 Meeting Minutes. No comments on 2025 minutes. Vote. (2025 Annual Meeting minutes approved)

Financial and Budget Report

The 2025-2026 Budget was reviewed. Last year we went into contingency fund (\$350) for snow removal. We received 2 road impact fees. Current total is: \$294,839.87. We are receiving 3.9% interest on CDs.

Audit. Jim Collins advised the audit went well. No issues.

ARC. There were 6 projects this year -new houses & garages.

Trailer Lot. There are currently 52 trailers in the trailer lot. It is not required to park your boats in the trailer but places are available. Scott M noted that grass cutters are doing a good job at the trailer lot.

Neighborhood Watch. Our Neighborhood Watch needs a volunteer for block captain for lots 75-103. Current block captains are: Todd Schultz lots 1-7 & 200. Bo Jamison lots 8-16 & 120 & 122. Patty McHenry lots 17-33. Rich Heycock lots 39-49 & 123-126. Joe Duffy lots 50-74 & 127 – 129. Contact info is available on the Merrymount.net website or in directory.

If you see something suspicious (and not necessarily warranting an immediate 911 call) please call your block captain. If you are unable to reach him/her, please call the next person in line. If you are able to text all block captains, it is recommended that you do so. In case of emergency dial 911.

Road Clean up. MPOA has renewed its DOT road clean up contract for 4 years. We try to do road clean up every 3 months from Daves Boat Repair to the bridge on each side of road. Pam R posts a sign at the entrance when we about to do same. Vests & pickers & garbage bags are provided. We send reports to DOT on amount of trash we pick.

Roads. Sam Carroll reported on the status of our roads and culverts. Roads are not the type of thing you can do once and do it right- they are constant maintenance. Sam is a civil engineer who specializes in asphalt and has a business in South Hill , he is also a MPOA lot owner. Sam and Lisa H inspected the MM roads and culverts. He said the main objective is to provide smooth all-weather surface to drive on. He discussed some areas of major concern and where we go from here. The best treatment is chip and seal (tar covered by gravel) which is what he is recommending we do. Last time they did the roads they only did a seal coat which does not prolong the life of the pavement. There are areas that need asphalt cut out and redone as well as putting stone in some of the road turns to improve those areas. Approximate cost for chip and seal, excluding the west end of Merrymount is \$130,500 . Sam pointed out that the west end of Merrymount, past Rockbridge, must have been completed by a different contractor and is not the same quality as the rest of the roadway. There are sub base failures and mud coming through some cracks indicating there is not adequate stone underneath. He also discussed 4 of our culverts that are in bad shape. Two on Hawtree and 2 at the west end of Merrymount. The first one on Hawtree was deemed “imminent failure” as the metal is very rusted. The estimated cost for this 48” culvert replacement is \$45,000. The second area is on the road in front of the pavilion and should be replaced in the next 10 years. Other areas were noted totaling \$139,000. Sam suggested these repairs be done in phases:

Phase I, II, and III are attached and posted on the website under the annual meeting tab.

There was discussion regarding the possibility of a special assessment for road repair but no decision at this point in time. Adam W asked about exploring less expensive options other than asphalt for roads, e.g. gravel, mulching/grinding our asphalt for Phase III. Sam will be working with the board to balance quality, cost, and interruption of traffic in our community. Many thanks to Sam for his thorough study, time and input.

New Business

POA Assessment & Road Impact Fee. The POA assessment for next year will be \$525. The new road impact fee is \$3,000. There was discussion on how the POA can save money:- by following the covenants, bylaws and ARC Guidelines and asking questions to the ARC team or the board to avoid violations and increasing our attorney fees; by limiting porta john rental time (this year to return at the end of June), next year renting May and June only; not renewing the Flock Camera (\$2400 and increasing- this was decided later in the meeting to not renew. Motion by Todd Schultz to cancel Flock Camera and for the board to come up with another, less expensive alternative, second by Jerry Ortiz); any other revenue generating ideas are welcome.

Ballots were collected.

Disability Veteran Exemption Discussion. There was discussion regarding 100% service connected disability and verifying same. Mecklenburg County can verify and can approve applications for tax exemption for up to one acre of land and primary residence for 100% service connected disability which would exempt these veterans also from paying homeowner association dues. The board will now require this formalized process: to get a letter from Mecklenburg County, U.S. Department of Veterans Affairs indicating that an individual is approved for tax exemption. Any qualified disabled veteran can get this letter quite easily according to the Mecklenburg County [via their website](#). See posted procedure on the Merrymount website under annual meeting tab.

ADU. Accessory Dwelling Unit VA Law = state of VA will allow starting July 2027. This is a new law and allows another unit to be located on the same lot as the primary residence. Since this is a new law, the board will check with our attorney to see how restrictive we want to be. Currently Mecklenburg County is on website zoning with preliminary requirements such as subjecting these units to all local regulations and permits.

Elise G asked about spraying for weeds. Samir (chemist) noted that her description is regarding a fungus which the spray kills but the fungus comes back. According to PLM you cannot spray your area unless you are qualified. McCollum has a license to spray for water nuisance. Samir can also acquire chemicals to do spraying. {Post meeting update-on 6/9 Emily, Secretary from

Peete River sent a notice from NCSU regarding spraying on Hawtree-you may want to check if they will be doing other areas as well?}

Eileen F. noted there are cats roaming. Please do not allow your cats to roam.

Bo asked to please post email address for the dock signs in minutes:

Docksigns@ath.iab.temporary.site The speakers indicated signs could be purchased through the Lake Gaston Chamber of Commerce.

The Board thanks Alexa Scott and Adam Wachter for their service and contributions to the community. Scott M wanted to thank to all the volunteers. We all appreciate the expertise shared in the hood.

Voting Results:

Jerry Ortiz voted in as director.

2025 Annual Meeting Minutes approved.

2026-2027 Operating Budget approved.

No to Flock front camera.

Meeting was adjourned at 11.07 am

Immediately following the meeting, the board met briefly to designate a new director to replace Alexa Scott who resigned from the board. Jim Collins was designated to fill the unexpired term.

Respectfully submitted by _____-Patty McHenry, Secretary_____ 6/7/2026

**Road Repairs
Merrymount Subdivision**

PHASE I	
Description	Cost Estimate
Various asphalt removal & replacements*	\$62,823
Stone along shoulders in various areas	\$4,000
48" Culvert Replacement in first bottom on Hawtree (H-1)	\$45,000
10% Contingencies	\$11,182
Total	\$123,005

*excludes last 1,700ft on west end of Merrymount

PHASE II	
Description	Cost Estimate
Chip & Seal all roads*	\$130,500
Crack sealing on Bell Arbor	\$2,500
10% Contingencies	\$13,300
Total	\$146,300

*excludes last 1,700ft on west end of Merrymount

PHASE III	
Description	Cost Estimate
Fully rebuild stone & asphalt 420ft of west end of Merrymount	\$109,200
Asphalt removal & replacement 340ft of west end of Merrymount	\$40,800
Chip & Seal 980ft of west end of Merrymount	\$18,000
48" Culvert Replacement last bottom on west end Merrymount (M-7)	\$40,000
48" Culvert Replacement third bottom from west end Merrymount (M-5)	\$40,000
10% Contingencies	\$24,800
Total	\$272,800

Culvert Inspection Report

Merrymount Subdivision

April 26, 2026

Weather had been very dry, no recent rainfall

H-1 (first bottom on Hawtree Way) – **Poor Condition - Failure Imminent**

- 42" or 48" Corrugated Metal Pipe
- Live stream with water running thru, could not see bottom to inspect due to water and silt buildup
- Pipe rusted entirely thru in areas along normal water line
- top sunken in about 5" In center of roadway
- 6" and 12" tree growing directly over outlet end



H-2 (2nd bottom on Hawtree Way, at pavilion) – **Poor-Fair Condition**

- **Failure possible in the next 10years, monitor annually**
- 42" or 48" Corrugated Metal Pipe
- Live stream but no water at time of inspection, could not see bottom to inspect due to silt buildup
- rusting along bottom but not severe yet
- top sunken in about 4" in center of roadway
- last joint towards outlet end is questionable



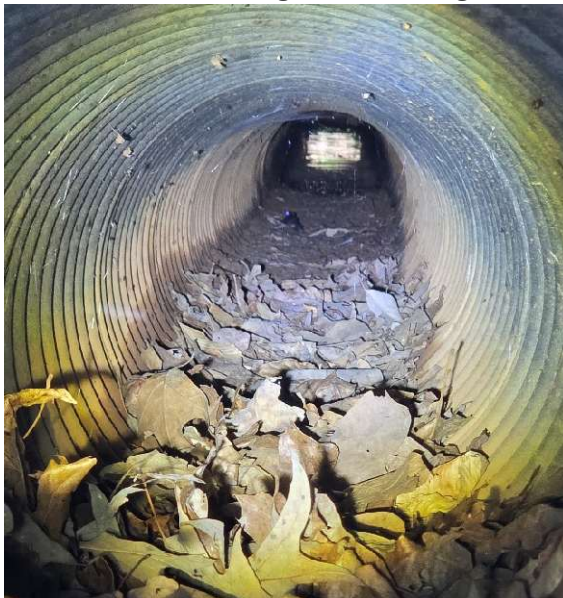
H-3 (Lot 40) – Good Condition

- 15” Corrugated Metal Pipe
- Some rust in bottom but otherwise good condition, no issues



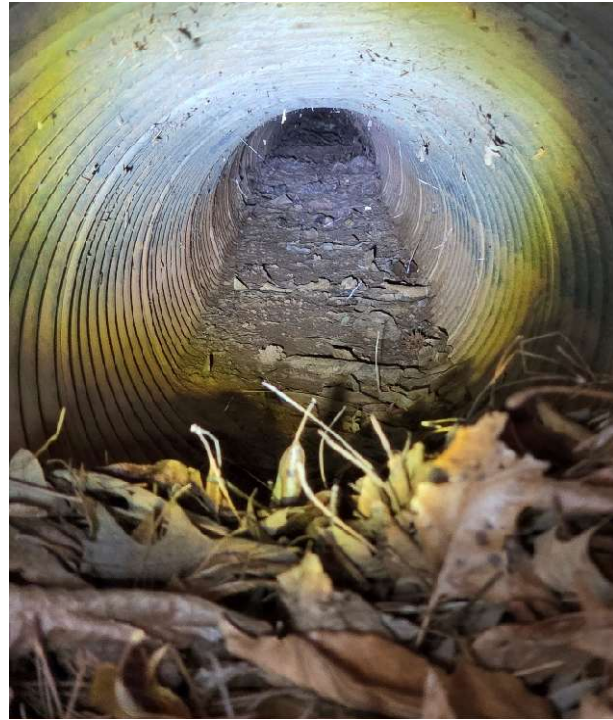
H-4 (Lot 41) – Fair Condition but needs outfall ditch grading

- 15” Corrugated Metal Pipe
- Bottom silted up, could not inspect
- Outlet end is below grade, holding water back. Outlet ditch needs to be graded out to drain



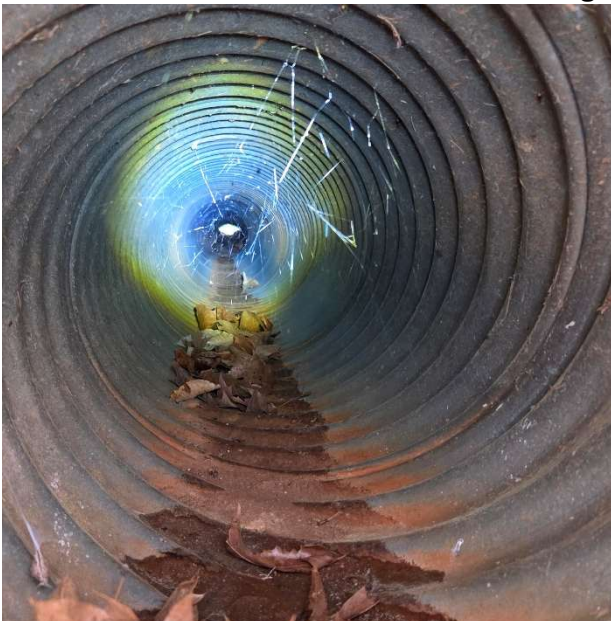
H-5 (Lot 47) – Fair Condition but needs outfall ditch grading

- 15" Corrugated Metal Pipe
- Bottom silted up, could not inspect
- Outlet end is below grade, holding water back. Outlet ditch needs to be graded out to drain
- Outlet end has 12" tree growing overtop that should be removed



M-1 (Lot 54) – Good Condition but needs minor clean out of outfall ditch

- 15" Corrugated Metal Pipe
- Some rust in bottom but otherwise good condition, no issues



M-2 (Lot 73) – Good Condition

- 15” Corrugated Metal Pipe
- Some rust in bottom but otherwise good condition, no issues



M-3 (Lot 78) – Good Condition

- 24” Corrugated Metal Pipe
- Some rust in bottom but otherwise good condition, no issues



M-4 (Lot 85) – Fair Condition

- 36" Corrugated Metal Pipe
- Mostly good condition with exceptions
- Small area about 8ft from inlet is crushed in about 6" likely due to heavy load parked on shoulder (this is not under roadway) is not an issue
- Last 10ft section of pipe has bottom rusted out but is not under roadway, no improvements recommended though



M-5 (Lot 93) – Poor Condition

- Failure likely in the next 10years, monitor annually
- 48" Corrugated Metal Pipe
- Bottom rusted all the way out
- Last joint has issues



M-6 (Lot 96) – Fair Condition

- 24” Corrugated Metal Pipe
- Rusting along bottom but not severe yet, otherwise good condition
- Bottom silted up, could not inspect



M-7 (Lot 97) – Poor-Fair Condition

- Failure possible in the next 10years, monitor annually
- 48” Corrugated Metal Pipe
- Pipe deformed about 8" in various spots under roadway
- Rusting along bottom but not severe yet
- Bottom has some silt, could not fully inspect



BA-1 (Lot 5) – Good Condition

- 15” Corrugated Metal Pipe
- Some rust in bottom but otherwise good condition, no issues



B-1 (Lot 30) – Good Condition

- 15” Corrugated Metal Pipe
- Outlet end is below grade, holding water back. Outlet ditch needs to be graded out to drain, but not likely possible as it's very flat and several trees would have to be removed.



B-2 (Lot 27) – Good Condition

- 15” Corrugated Metal Pipe
- Inlet end covered with decorative stone, could not inspect
- From outlet end, some rust in bottom but otherwise good condition, no issues



1. Recommend remove & replace with asphalt

- 1-1: 24'x16' replacement in northbound lane
- 1-2: 90'x13' replacement in southbound lane
- 1-3: 70'x1.5' along road edge
- 1-4: 30'x18' full width
- 1-5: 45'x1.5' along road edge
- 1-6: 18'x1.5' along road edge

2. Optional remove & replace asphalt

- 2-1: 95'x10'
- 2-2: 175'x18' full width
- 2-3: 30'x9'
- 2-4: 10'x18' full width
- 2-5: 75'x18' full width
- 2-6: 100'x9' eastbound lane
- 2-7: 30'-11' eastbound lane
- 2-8:

3. Remove asphalt, rebuild sub-base, replace stone & 2" asphalt

- 3-1: 350'x18' full width

Culverts requiring work

- H-1: Imminent failure of 48" culvert due to rusting thru
- H-2: Failure possible in the next 10 years
- H-4: Outfall ditch needs to be graded out to eliminate standing water in culvert
- H-5: Outfall ditch needs to be graded out to eliminate standing water in culvert
- M-1: Minor cleanout at outfall
- M-5: Failure likely in the next 10 years
- M-7: Failure possible in the next 10 years

