

ARC Minutes March 19, 2021

The Merrymount ARC met on March 19, 2021 at the home of Wilma Poole. Members present were Carol Jamison, Jim Handy, Lee Guins, and Chairperson Wilma Poole.

Lot 12 Blain: construction of home progressing. All requirements to site are in place.

Lot 31 Mitro: Submission request for fenced area for dogs. Notice being sent to neighbors. Area to be marked before approval.

Lot 52 Biemolt: waiting for property to be staked. All paperwork received.

Lot 89 Estes: waiting for CO. No issues found during inspections.

Lot 92 Mountjoy: waiting for delivery of shed. Area staked and approved.

Lot 97 Dice: construction of home. It has been noted that there have been changes made during construction that do not match the plans that were submitted. No notice of changes submitted to ARC. Previous issues will be verified once the CO has been granted and the ARC notified. ARC was also notified that change of ownership was conveyed on March 10, 2021 to Catherine and Hunter Dice. Will need direction from Board as to who is responsible for correcting any violations.

Lot 98 Dice: temporary shed. As of March 18, 2021, shed is still in place on the property and no request has been sent requesting an extension of time. The extension had to be requested no later than Feb.28, 2021 per the written agreement. Letter to be sent to board notifying of non-compliance.

More research is needed to propose amendments pertaining to the shed size of 10%, and the amount of area around a future home site that can be cleared.

The following are items that will need to be included in the vote at the annual meeting to all members of the Merrymount POA to change/correct in the Covenants and/or ARC Guidelines.

1. ****Article VI Section 1-D of Covenants...At least 70% of the roof of any structure (having less than 1751 sq. ft. enclosed heated living area) shall**

have a minimum slope of 6/12 and a minimum 12 inch overhang over each end and side wall.

**Section 3.9 of ARC Guidelines contains the same statement.

This needs to be corrected by removing the statement that is underlined.

2. **Section 3.9 of ARC Guidelines—Add “Section 3.9.3 Design alternatives to a roof may be approved by the ARC” This may be needed for solar systems.
3. **Article VII Section 1 of Covenants-If no action is taken by the ARC within sixty days after submission of the plans and specifications, the request shall be deemed denied.

This entire paragraph should be removed. The ARC will respond to the property owner within 30 days. No automatic denial should be allowed.

4. At this time, the Covenants state (Article VII Section 2) that the members of the ARC shall serve for 1 (one) year. We feel that this term should be extended just like the Board members, with an overlap so that the new members will have a orientation period for projects in process.
5. Add to the ARC Guidelines “Section 3.10.4 All exterior colors for new home must be submitted along with the application”.

The next meeting is scheduled for April 10, 2021 at 11:00am at the home of Wilma Poole.

Lee Guins, ARC Secretary