

Merrymount Property Owners Annual Meeting Minutes, June 1, 2019

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

Art & Denise Buckner, Lot #2
Norma Schultz, Lot #4
Carl Muzi, Lot #5-6
Robert & Carol Jamison, Lot #9
Jon & Lee Guins, Lot #13
Jim & Lisa Handy, Lot #16, 38
Donna & Billy McGibbon, Lot #17
Margie Skidmore, Lot #18
Lissa Wissing, Lot #25
Patty McHenry, Lot #26-27
Robert Sorenson, Lot #28
Jan & Paul Mitro, Lot #31
Larry, Lot #32

Rich Heycock, Lot #37
Eileen Feeley & Ray Kepner, Lot #46
Jean McCall Lot #49
Joe Duffy, Lot #57
Doug & Linda Sobey, Lot #74
Todd Herrington, Lot #77
Pam Rock, Lot #84
Rene Teasdale, Lot #91
Kelly Dice, Lot #98-99
Paige Holland, Lot #120
Wilma Poole, Lot #123
Wanda Hunt, Lot #124

Proxies were received for the following lots: 1, 23, 24, 29, 50, 79, 90, 201, 202, 203, 204, 205, 206

Doug Sobey, Board Chair began the meeting by asking new MPOA lot owners to introduce themselves; Todd Herrington, Lot #77, and Joe Duffy, Lot #57.

Al Potter from the Lake Gaston Association spoke to the community about several topics including; what to do in a 911 emergency here on lake Gaston. He stressed the importance of knowing & being able to provide your geographical location to emergency services in order to help them locate you more quickly and efficiently. He passed out 911 cards for the community to fill out with all the exact information 911 would need in the event of an emergency.

Al also, passed out several E-Coli test kits he had on hand courtesy of the LGA, for community members to test the water around their docks and asks that they send their results to him.

Special Note for E-coli testers;

Instructions and pictures of good and bad tests are at the Pavilion.

Instructions can be taken, however, please leave the pictures for others to view.

Test kits should be kept frozen until immediately before use.

THE INCUBATION TIME AT ROOM TEMPERATURE IS 3 TO 4 DAYS

It is expected that the tests will show traces of E-Coli in the shallow waters near the shoreline but, there is no need for concern unless the test reads more than 400-500ML E-Coli. If the test does show high amounts of E-Coli around your dock, Al recommends avoiding swimming in that area for several days.

Al announced that the next Annual LGA membership meeting will be held Saturday, June 8th at 10:00am and welcomes anyone to attend. Doug thanked Al for his time and all the information he shared.

Minutes of the 2018 Annual Meeting were approved as presented.

Doug introduced the current board members, giving special thanks to Denise Buckner for all her help and hard work as treasurer of the board, and Richie Heycock for his hard work & efforts in ensuring that the community lawns, front entrance, and irrigation system are properly serviced and maintained.

Denise Buckner and Kelly Dice shared their personal data with the group as candidates for the two open Board positions. Debra Stemiers was also a candidate but was not able to attend the meeting therefore, Doug read aloud and presented on the projector, the bio she had previously submitted to the board.

Members were then given several minutes to submit their votes if they had not already done so electronically.

OLD BUSINESS:

The new fire pit/patio at the pavilion has been completed. So far, the expenses for the concrete work have cost less than the \$3,000 budgeted for this project but, the invoice for the stone work has not yet been received.

The new owners packets are expected to be completed this quarter. There was discussion about whether or not we could have this information posted online as opposed to printing the packets. The board agreed to consider this as a possible option in the future.

Richie Heycock informed the community that he was able to get a quote of \$9,400 from Mecklenburg Electric to install three additional LED bulbed street lights on Merrymount Rd.

Eileen Feeley expressed her concerns regarding the lack of a “No Wake Zone” in Hawtree Creek. Doug informed her that MPOA has made many attempts & efforts to make Hawtree Creek a “No Wake Zone” but, has been unsuccessful therefore, he suggested that residents should contact the Department of Natural Resources personally. Bo Jamison volunteered to head a committee, and contact the Department of Natural Resources himself, regarding this issue.

COMMITTEE REPORTS:

ARC – Wilma Poole, Chair gave report of all projects that have been completed in the past year. Currently there is one concrete project from the past year that has not yet been completed.

AUDIT – Jim Collins, Chair was unable to attend the meeting therefore, Pam Rock, Vice Chair gave report that the audit of Merrymount financial records has been completed, with all records accurate.

NEIGHBORHOOD WATCH – Patty McHenry, Chair informed the community of who the block captains are, and what lots they are assigned. This information can be found on the Merrymount website. She also reports that there have not been any break ins in the community this year, and that the only activity that has been reported was a suspicious male driving around the neighborhood in an unfamiliar van. He eventually stopped coming around.

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.

PLANNING – Lisa Handy presented pictures on the projector starting with the recently completed fire pit/patio at the pavilion. She thanked Wilma Poole & Geoff Lloyd for making the connection with contractor Robert Davis who completed the concrete work of the patio along side Lisa herself, and Jim Handy who completed the stone work for the fire pit. Lisa reminds the community that only wood is to be burned in the fire pit, please do not throw any trash in the fire pit.

Next, she showed a Google image of the community trailer lot and reminds the community that the estimates (about \$42,000) that were received last year to expand the trailer lot about one acre, were only good for 30 days therefore, we will have to get a new estimate if we are going to move forward with this project.

Lisa stressed the importance of expanding this lot and possibly adding a second entrance to it because the lot is currently packed full, it is only going to get more crowded with the growth of the neighborhood, and it is against the associations covenants to park any kind of trailer in driveways or yards. Wilma Poole reminds that all trailers/ vehicles parked in the lot must be state registered.

Suggestions were made by several community members such as; registering trailers/vehicles with the MPOA so that the association has a record of what each lot owner has stored in the lot. Tagging the trailers/vehicles with owner name & lot number. Limiting the number of trailers/vehicles each lot owner is allowed to store in the lot.

Lisa then presented the option of building an enclosed building next to the pavilion (stick build, modular/morton building), or enclosing the pavilion itself for future meetings, activities, events, and the storing of social committee supplies. Lisa confirms that there is space for a septic field therefore, there is the option to have bathrooms inside the building as well.

Larry Uhl made two suggestions regarding the current state of the pavilion area; a shelter be built for storing wood next to the fire pit so that there is a designated place for it instead of it being left piled up in the grass & in the pit itself, and also, that there be better, more discreet placement of the port-a-john in the woods so that it is not so close to the pavilion, and so obviously visible from the road.

A special thank you was given to Bill McCall for voluntarily pressure washing the entire pavilion structure, and to Bo & Carol Jamison for trimming the overgrown tree limbs surrounding the pavilion & assisting with moving the stones for the fire pit.

SOCIAL – Lee Guins, Chair thanked Holly Whitt for all her time and commitment as previous Chair. Lee suggests putting portable, concrete filled buckets at the pavilion to mount the polls of the volleyball net in when being used. There are many upcoming events starting this summer, all of which will be posted on the Merrymount website calendar.

Wilma Poole will be organizing a Halloween Trail Walk again this year. A meeting will be held Saturday, June 15th at 10:00am, at the pavilion for volunteers to come share ideas for this years event. Wilma also suggests inviting members from our neighboring Peete Farm Community to come enjoy the event.

ROADS – Debbie Ortiz received estimates from two contractors last month regarding necessary maintenance of the neighborhood roads. Debbie was unable to attend the annual meeting therefore, Doug presented her proposal on the projector and also passed out hard copies for all to read.

Debbie and her husband Michael have been committed to organizing & participating in roadside cleanup for over 15 years, and have even received several awards for such.

She would like to personally thank everyone who has helped with roadside cleanup from the Merrymount entrance, all the way to the intersection at Dave's Boat Shop, and invites anyone who is interested, to come participate in future scheduled roadside cleanups.

In reference to littering of trash, Bo Jamison asks if it is possible to contact NC state and request that they put trash cans at the community boat ramp. Linda Sobey informed that, she has previously contacted them with this request, and they agreed to do so but, have not as of yet.

FINANCIAL & BUDGET REPORT

Denise Buckner, Treasurer reviewed the Merrymount Property Owners Association Financial Information. All approved, with no questions or concerns.

Denise thanked Rene Teasdale for her help with getting estimates for a reserve study.

Denise reviewed the estimated cost break down with the community, and confirmed that a reserve study of the MPOA financials will be done by an independent study every three years.

Denise confirms that the road impact fee of \$1,500 was received from Mason Price Construction Company for the wear and tear their vehicles caused on the road at the power lines near the front entrance.

NEW BUSINESS

Lisa presented the updated spreadsheet of community contact info., which is posted and password protected on the Merrymount website. She asks that all members go on the website, review their contact information, and notify the secretary of any changes.

Billy McGibbon suggested adding information to this spreadsheet of all trailers/vehicles that are parked in the trailer lot.

Denise informed that the MPOA pays the Lake Gaston Association (LGA) membership dues for the subdivision. We are able to get the membership at a group rate of \$1000 per year. When the MPOA receives an email from the LGA, it is then forwarded to the subdivision. The MPOA has only provided the LGA with the owner(s) name and lot number. If you would like to have the LGA send emails or notices to you directly, you will need to provide your information to them.

An email can be sent to execdir@lakegastonassoc.com with the following information:

- Merrymount Lot #
- Owner(s) Name - First and Last
- email address
- mailing address (optional)

For those that do not have email and would like for the LGA to send you information, then please provide the below information to the Lake Gaston Association at P.O. Box 656, Littleton, NC 27850:

- Merrymount Lot #
- Owner(s) Name - First and Last
- mailing address

There was discussion regarding the change of wording in the covenants to state that Merrymount only allows monthly or longer rentals. Lisa also, shared some of the online feedback received from several community members.

All members agreed that using Election Runner for online voting on future topics will be a much more efficient way to vote on issues in the community as opposed to having to attend meetings to vote.

JJ Lawn Service is the new lawn maintenance company for Merrymount. We currently have a one year contract with them.

Doug gave several friendly reminders;

The speed limit in the neighborhood is 25mph, speeding in the neighborhood is very dangerous as there are many community members and their children that walk dogs, bike, etc. on these roads.

All dogs must be leashed when they are off of their personal property. It is in violation of the MPOA Covenants to have your dog off leash when walking in the community. It is important that guests staying in the community are made aware of this rule as well.

Doug asks that those with gravel driveways, keep the gravel swept up off of the road, and that lot owners please spray any weeds that may be growing around their mailboxes, at the ends of their driveways, and/or in the cracks in front of their homes.

Several members expressed concern about dogs barking excessively in the neighborhood. Doug advised them to contact the owner of the dogs directly, and if that does not resolve the issue, then they should file a noise complaint with the police.

Lissa Wissing thanked the community for all the meals, help, and support she received last year while she was injured and in a wheelchair.

Now that the pavilion has been pressure washed, Bill McCall has strongly advised that the wood structure be re-stained & sealed within the next three months. Bill said that if MPOA were to hire a company to do the job, it would cost atleast \$2,500 therefore, there was discussion as to whether we should ask for volunteers, or go ahead and move forward with hiring a contractor for the job.

VOTING RESULTS

Road Maintenance- Necessary chip & seal be done this year. Lissa Wissing motions yes, Richie Heycock seconds. Passed.

Street Lights- Installation of three additional street lights on Merrymount Rd. Rene Teasdale motions yes, Pam Rock seconds. Passed.

Trailer Lot Security Cameras- Installation of battery powered security cameras at trailer lot. Patty McHenry motions yes, Billy McGibbon seconds. Passed.

Re-staining pavilion wood structure- Request for volunteers first, if none within 30 days of request, hire a contractor. Kelly Dice motions yes, Richie Heycock seconds. Passed.

Donation to Jerusalem United Methodist Church- \$100 donation for use of facility. Lee Guins motions yes, Doug Sobey seconds. Passed.

Doug announced the voting results for the two open board director positions; Denise Buckner, and Kelly Dice.

Doug Concluded the meeting by thanking all who attended.

The meeting adjourned at 11:30. There was a picnic to follow at 2:00pm.

Paige Holland

MPOA Secretary