

*These minutes are a draft of the Board Meeting Minutes and will not become a part of the Association's formal records until they are approved by the Board at the next regular meeting. They are provided in advance of approval as a courtesy to the Association membership.*

## **MALA Board of Directors' Meeting Minutes**

### **October 13, 2009**

Bill Woodfin President called the meeting to order in the Clarksville Public Library at 7:05 p.m.

**Present:** Nola Adler, Chris Crouse, Clinton Dalton, Cathy D'Amato, Martha Day, John Gilmore, Mike Gupton, FJ Hale, Chris Henry, Kevin Hensley, Ben Jackson, Jerre Mabrey, Greg Sansing, Bill Smith, Tim Tetreault, Bob Wenning, Richard Wikle, Bill Woodfin

**Excused:** Jerry Billingsley

**Absent:** Phillip Beck

**Observers:** Joanne Gilmore, Lee Hummel, Don Sinkiewicz, Sharon Sinkiewicz, John Stinson, Dewitt Vanarsdale.

The minutes of the August 11, 2009, Board Meeting, having been distributed to the Board and posted on the Association website, were approved as written. A motion was made to approve the August 11, 2009, minutes, seconded, and accepted without dissent.

**Treasurer's Report.** Treasurer requested a directive from the Board for giving out information. A motion was made. Any person requesting information on lots or owners shall have to come before the Board for consideration with the exception of ordinary daily activities of the Treasurer. The motion was seconded and accepted without dissent.

### **Old Business:**

**President's Report.** New Board members were introduced. The President requested any updates and lists of committee members. New direction is to work toward unity of all units of Merifield Acres.

Comments from the ballots. Of 197 votes returned, 38 comments from mandatory units, 13 comments from non-mandatory units, total of 51.

Attendance at the Annual Meeting. 72 were present, 54 from mandatory units, 18 from non-mandatory units. President's goal is to bring the groups back together.

**Secretary's Report.** No report.

## Open Forum:

**Architectural Committee Report:** Chair reported the Directors' notebooks were up to date. Andy Ferguson is downloading information on hangars that will be presented at the Board meeting in December.

## Standing Committee Reports:

**Appearance and Beautification.** No report.

**Aviation. Overall Airport Development** – The plan is to build one hangar with an approximate base of 50' by 50'. The hangar will be constructed with safety first and foremost. Its outward appearance will be of a dark green color so as to blend in with the evergreens in the background, or as the board may suggest.

The **Location** of the hangar is to be along the 439' run directly behind the old apple orchard along the woodline. This is to accommodate our neighbors along Meriwether, the site of the old hangar. With some planning, a maximum of four units, all identical in appearance, will be constructed one at a time. The first unit proposal will be made by our neighbor Skip Bona at our next meeting in December.

Skip and I, and Rick Adler (at a previous time), have walked the land with a 100' foot measure. It will not block Moe's view, it will be screened from the road with evergreens, it is not visible from the corner of Meriwether and Merifield, and the dead apple and pear trees will be replanted at personal expense.

### **The Hangar**

Here are the questions that seem to be brought to the forefront at each occasion. I shall attempt to answer them in this report. I would, however, like the board to endeavor to broadcast the hangar proposal to the general membership for the purpose of getting all the questions brought to my attention. That way I may be able to answer them with a specific reply incorporating all the facts.

1. **Liability** – Is MALA liable to be held responsible for an accident resulting from the construction of aircraft hangars on corporate / common land?

**No** – This is a private use airport, and is marked with an **R** for Restricted on the navigation charts and the private directories in use. This rule comes from the Federal Aviation Administration and is echoed by VA-DOT Aviation. The aircraft operations on the airport runway exempt MALA – Use at Own Risk means what it says. Having hangars on the field is no more a liability than a garage attached to your home, or an accident at Oak Park, or on the tennis court, or on one of the many miles of unmarked county roads we are obliged to maintain.

2. **Private Use of Common Area** – This 13 acre tract is designated strictly for the use of aircraft owned and operated by MALA members and their guests. The use of private funds by a MALA member to build a hangar for his personal use is consistent with the storage of private aircraft. It is not inconsistent with the use of this common area as an airport. Airports have hangars. General aviation aircraft are not built to weather the elements.

Keep in mind that there were two hangars sited along Meriwether Drive, the last one collapsing due to the nature of its wooden construction in March 2004. Replacing the hangar and accommodating our neighbors who fly is the purpose and sole intent of this committee.

3. **Transfer of Hangar Ownership-** There is no detailed plan for this aspect. It is proposed that, as is the custom among aviators at other public and private airports, that a waiting list be maintained. That upon cessation of flight activities, the owner of the hangar will relinquish ownership of the hangar to the next aviator on the waiting list. That person will compensate the original owner for the property for an amount of money not to exceed the original cost.
4. The suggestion of a lease on the land from MALA for a fee has been made. However, as MALA is a non-profit, this may be prohibited.
5. **Appearance, Maintenance and General Use of the Hangar-** With regard to the storage facility built for Dennis Hayes, its consequent state of decomposition, these hangars will be built synthetic materials so as to minimize the general maintenance and provide a safe environment. The general appearance will be uniform and as unobtrusive as possible.
6. General use will be to store aircraft, complete routine maintenance such as oil changing, tire replacement, washing and so forth. The regular use of power tools such that the noise becomes an irritant to the neighbors must be prohibited. Exceptions may be made on a per case basis by the airport committee chairman or his designee.

The storage of anything other than an aircraft, parts and support material is prohibited.

In conclusion, while the committee stands ready to accommodate the surrounding neighbors, it is the purpose of this committee to promote general aviation as set forth in the founding concept by Mr. Meriwether Fielding Lewis. This asset is the most valuable non-taxable component of Merifield Acres. It is the whole-hearted and deeply devoted mission of this committee to see it maintained to the benefit of the entire community.

**Common Areas and Facilities.** No report.

**Community Events.** No report.

**Deer Control.** No report.

**Finance.** No report.

**Governance.** No report.

**Political and Environmental.** Am in the process of recruiting the Ad Hoc Committee that was proposed at the annual meeting. We will name the "Committee to Unite MALA", so as not to confuse the committee with the "1MALA4ALL" website. Our only purpose is to bring all of MALA together under one set of governing documents that will not interfere with the existing covenants. I ask for your patience and assistance as we attempt to sell this to all the owners in our development.

**Roads and Maintenance.** No report.\_

**Security.** No report.

**Welcoming.** No report.

**Communication:**

**Directory.** No report.

**Email.** No report.

**Newsletter.** No report.

**Website.** No report.

**New Business:** -

There being no further business, the meeting was adjourned at 8:30 p.m.

The next regular Board meeting will be held Tuesday, December 8, 2009, in the Clarksville Public Library at 7:00 p.m.

Respectfully submitted,

Cathy D'Amato, Secretary