

MINUTES OF THE FIRST ANNUAL MEETING
OF
MERIFIELD ACRES LANDOWNERS ASSOCIATION
SEPTEMBER 19, 1977

The first annual meeting of the Merifield Acres Landowners Association was held on Monday, September 19, 1977 pursuant to due notice at the home of Mrs. Mary Frances Lewis in Clarksville, Virginia. There were present at the meeting the following people:

Tom Lilly
Mrs. Vincent E. Miscally
M. Margaret Ball
Mrs. Helen T. Albrecht
Dr. and Mrs. Girard Thompson
Mr. and Mrs. T. J. Russell
Mr. and Mrs. Kirby Johnson
Milton P. Reid, II
Jack L. Hunter
J. Forrest Barnwell
Richard A. Little
Don Diamond
Mr. and Mrs. Parker S. Comfort
Robert Savage
Mr. and Mrs. Lawrence Falwell
Mr. and Mrs. Thomas J. Barnett
Mr. and Mrs. Ben Stahl
David S. Wilson
Thomas N. Parker, Jr.

The meeting was called to order by David S. Wilson, President of the Association. Mr. Wilson explained the purpose of the meeting, which was to integrate the activities and responsibilities of the property owners associations in the Roanoke Point subdivision. These include the owners who acquired parcels of land prior to June 1, 1976, as well as those property owners who have acquired land from Merifield Acres, Inc. He stated that some background information about the development of Merifield Acres was necessary in order for

the people in attendance to understand certain problems confronting the developer and other land owners. Mr. Wilson detailed the history of Merifield Acres beginning with the subdivision created by Mr. and Mrs. Lewis, the subsequent sale of the subdivision to Richard Rathke and Robert McKee, and the eventual sale from Rathke and McKee to Merifield Acres, Inc. He pointed out that over the years many misconceptions and misunderstandings had been created and that the property owners who acquired land prior to the acquisition by Merifield Acres, Inc. had had some doubts as to how monies would be spent.

Mr. Wilson advised the meeting that by virtue of the restrictive covenants existing for the property which has been sold by Merifield Acres, Inc., the property owners are assessed an amount of \$75.00 per lot per year by the Merifield Acres Landowners Association, for road maintenance, common area maintenance, and for a contingency fund so that when the developer no longer has an interest in the development, the property owners themselves will have the funds to keep the development in a condition which would appreciate the value of their land. Mr. Wilson stated that there were no provisions in the restrictive covenants for payments of assessments by landowners who purchased from Mr. and Mrs. Lewis. He advised the meeting that the owners of property prior to Merifield Acres, Inc. had realized that a necessity existed for such an assessment and had formed a group in 1974 in order to collect monies for needed improvements. He then suggested that several decisions needed to be made by the body:

1. Do the landowners who purchased their land prior to

Merifield Acres, Inc. want to join the new landowners in their Association for the mutual benefit of all?

2. If the initial property owners desire to become a part of the Merifield Acres Landowners Association, what assessment should they be required to make?

There followed much discussion. The initial amount of \$50.00 per lot per year was suggested by the property owners who acquired their land before the arrival of Merifield Acres, Inc. That assessment could be escalated by 10% per year, if necessary, in accordance with the By-laws of the Association, but not to exceed \$160.00 per year.

Mr. Hunter and Mr. Reid raised the question of the assessment becoming a lien on their property. Mr. Parker answered that it would not, because the restrictive covenants affecting property sold prior to June, 1976 did not so state. Mr. Russell wanted to know if there would be a provision for a landowner to withdraw his membership from the Association. Mr. Parker explained that the purchasers of land prior to Merifield Acres, Inc. were not bound by any instrument that required them to be a member of any landowners association.

Mr. Barnwell moved to invite the old property owners to join the new property owners in this Association. The motion was duly seconded and unanimously adopted.

Mr. Don Diamond suggested that a motion be made concerning assessments for the property owners who acquired their land prior to June, 1976. After full discussion of the proposal, upon motion duly made and seconded by Jack Hunter, the following resolution was adopted:

RESOLVED, that the property owners who own land in Holly Point, Holly Park and Units 1, II, 3, 4, and 5 of Roanoke Point Subdivision, Merifield Acres are to be assessed the amount of \$50.00 per year by the Association for each lot owned, beginning with 1978 with the provision for a possible 10% escalation of the annual assessment based upon increased costs of operation, but not to exceed for any one year the amount of \$160.00. These property owners shall be free to withdraw from the Association upon reasonable notice in advance of the assessment year.

A motion was made by J. Forrest Barnwell that the By-Laws of the Association be rewritten to include the above resolution. After full discussion of the proposal, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the By-Laws be rewritten, with the inclusion of the above resolution, that they be submitted with a list of all the property owners to the property owners and stipulated that they are Proposed By-Laws, to be voted on at the next meeting of the Association.

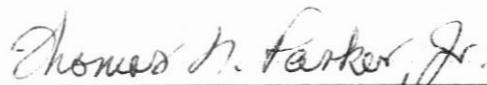
After full discussion of a proposal by Margaret Ball that the present officers of the Association remain in office, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the present officers of the Association remain in office until the next meeting, at which time the By-Laws will be voted on, and new officers will be elected.

RESOLVED FURTHER, that the next meeting of the Association be held on Sunday, November 13, 1977 at 2:00 p.m. at the home of Mary Frances Lewis for the purpose of the election of officers and adoption of the By-Laws.

The Treasurer reported that the amount of \$6,436.92 was presently in the Landowners Association bank account.

There being no further business to come before the meeting, upon motion duly made, and seconded, and adopted unanimously, the meeting was adjourned.



Thomas N. Parker, Jr., Secretary