

MERIFIELD ACRES LANDOWNERS' ASSOCIATION

ROUTE 1, BOX 59B
CLARKSVILLE, VIRGINIA 23927

Annual Meeting 1982

The sixth annual meeting of the Merifield Acres Landowners' association was held on Sunday, September 18, 1982, at 2 PM at Oak Park in Merifield Acres. The President, Frank Simes called the meeting to order at 2:07. Approximately 49 land owners attended the meeting.

The President called for comments on the minutes of the 1981 annual meeting; copies of which had been circulated to all land owners present. No comments, corrections or additions were forthcoming so the minutes were approved as distributed.

The President asked for a report by the treasurer, Herb Albrecht. Copies of the treasurer's report were distributed to all members present. Herb explained the report and answered some questions. Explanations: The decline in MALA income is due primarily to assessments not being paid - there are 50 liens against properties by MALA and this represents about \$10,000 in dues. There are 82 lots known to be for sale in Merifield. There are 87 houses in Merifield Acres at the present time: 5 new ones completed this past year; 2 under construction and 3 are for sale. The cost of maintaining the common facilities has increased; the maintenance of our roads has increased and payment of taxes due to IRS, \$6857.77, raised our disbursements. The treasurer's report was accepted as presented. Herb reminded land owners that stickers should be on all cars using MALA roads to aid the security patrol. The treasurer has MALA stickers and maps of Merifield Acres for sale.

Roads Committee: Margaret White reported her committee would go over the amount of money budgeted for this year. It now takes 108 hours to mow Merifield Acres road edges. We have 13 miles of roads. Each time it cost \$900 - \$1000. \$5000 plus has already been spent on maintenance this year. \$7700 will be needed this fall for patch work on the roads and maintenance. Some of our roads have soft bottoms. It was requested that land owners help as much as possible on these soft bottoms whenever they have heavy equipment coming into their property.

Architectural Committee: Plans for 5 homes, 1 remodeling, 1 garage and 1 resubmission were approved this past year. The committee this year has encountered situations not covered by the covenants and have conformed to the covenants as closely as possible. Barney White's term expired this year. He had served as the chairman. Ken Hensley has 1 year remaining and Art Brand has 2 years remaining.

Common Facilities Committee: Since Fred Clark was away Warren Lumpkins gave the report. All facilities have been maintained in good shape this past year thanks to a very active committee. The airfield was just mowed at the cost of \$100.

Finance Committee: Herb Albrecht reported on our investment. The three certificates of deposit were renewed in 1982. The checking account is kept at a minimum for operating. Complete details in the treasurer's report, attached. A discussion on interest drawn on investments followed and it was decided the finance committee had made wise decisions.

Security Committee: The security guard system which began in Merifield 12-15-81 was explained by the President; the agreement signed with Phil Ollie; his duties and its success. Mr. Ollie patrols the area 20-30 hours a week with the hours of patrol

varying. Mr. Ollie suggested some home owners should clean the unbrush around the house to aid in the security checks. Also, he suggested a small light or timer in the house when occupants were not home was good.

Mr. Simes expressed thanks to all committees for the time and energy spent on their tasks and the excellent jobs done.

It was requested that the entrance to Merifield Acres not be blocked by parked cars at any time and especially between 3:30 and 4:30. It is very inconsiderate to those going to work and wishing to get out. We have but one entrance and it should always be clear.

One land owner questioned why 2 roads have never be maintained by MALA. It was explained that the roads in question were not yet deeded to MALA by David Wilson. MALA agreed to help the land owners anyway we can - Mr. Wilson maintains an office in Merifield. He lives at Smith Mountain Lake.

Herb Albrecht reported on the latest information about the transfer of water (Inter Basin Bill) from Kerr Lake to the Virginia Beach area. He felt it was important and worthwhile for MALA to state they position as not in favor of this plan. A motion was made and passed for MALA's voting member of this lobbying effort to make it known we oppose the bill with no reservations. MALA joins Kerr Lake Protective Association, Roanoke River Association, Danville and South Boston in this fight.

New Business: Election of eight directors to fill the expired terms on MALA'S Board was the next order of business. A slate of eight names were presented to the group to serve for a term of three years. A motion was made and passed by unanimous vote to elect the slate as presented; Jim Donaldson, Margaret White, Frank Simes, Sue Johnson, Fred Clark, Joe Noah, James Bost and Sam Radcliffe.

A motion was made and passed to nominate Barney White to fill the vacancy on the Architectual Committee for a term of three years.

A committee was apponted to study the possibility of a boat ramp in Merifield Acres. John Floreth will serve as chairman. Joe Noah and Phill Ollie will also serve on this committee.

A committee will be appointed by the President to study the feasibility of repairing the dock, keeping it or what?

A request for the Board to review our restrictive covenants was made by several land owners.

A motion was made and passed requesting a study of the feasibility to enforce Virginia State vehicle laws on MALA roads. The Meeting ajourned at 4:05 PM.

Immediately following a meeting of the Board of Directors was held to elect officers to serve the 1982-83 term. The following were nominated and elected unanimously: President - Frank Simes, Vice-President - Jim Donaldson, Secretary - Betty Walsh and Treasurer - Herb Albrecht. A motion was made and approved to raise Phill Ollie's salary by \$800 annually. His salary would now be \$8000. Joe Noah was appointed to the Common Facilities Committee. He will help on the airfield, which should be 2000 feet per FAA. Frank Simes announced all committee would remain the same, except to replace the 4 members now off the Board. This meeting adjourned at 4:30 PM.

Respectfully submitted,

Betty R. Walsh
Betty R. Walsh

MERIFIELD ACRES LANDOWNERS' ASSOCIATION

Financial Report

September 10, 1982

| Cash on Deposit | Sept. '82 | Sept. '81 |
|------------------------------------|--------------------|--------------------|
| Checking | \$ 4,450.63 | \$ 1,754.11 |
| Pass Book Savings | - | 4,757.80 |
| Certificates of Deposits (6 month) | 45,000.00 | 44,639.34 |
| Money Markets 2½ years | - | - |
| Money Markets (Dreyfus) | 33,960.78 | 27,095.32 |
| | <u>\$83,411.41</u> | <u>\$78,246.57</u> |

73,074.30

| Income | 12 mo. Period Ending Sept. '82 | 12 mo. Period Ending Sept. '81 |
|----------------------------------|-----------------------------------|-----------------------------------|
| Net Assessments, Keys, Maps | \$36,838.51 | \$38,558.15 |
| Interest Earned | 11,171.57 | 8,125.84 |
| Other Income (Payment on Equip.) | 1,000.00 | 1,400.00 |
| Total Income | <u>\$49,010.08</u> | <u>\$48,083.99</u> |

| Expenses | | |
|------------------------------------|--------------------|--------------------|
| Roads -Resurfacing & repairs | \$21,409.25 | \$18,591.91 |
| Mowing, Snow Removal | 5,170.51 | 5,048.06 |
| Printing, Postage, Phone | 634.28 | 406.90 |
| Security | 5,339.15 | 95.26 |
| Common Facilities- Mowing & Equip. | 2,881.60 | 1,281.23 |
| Street Signs and Chemicals | 284.62 | - |
| Insurance | 555.00 | 1,454.00 |
| Legal Fees | 256.20 | 193.00 |
| Architectural Committee | - | 2.68 |
| Utilities - Entrance lights | 118.25 | 26.13 |
| Taxes | 6,857.77 | - |
| Misc. - Rent, dues, etc. | 537.19 | 28.65 |
| | <u>\$44,043.82</u> | <u>\$27,127.82</u> |

\$36.

11,028.28

Treasurer's Report

June 5, 1982 - September 10, 1982

| Cash on Deposit | |
|-----------------------------------|--------------------|
| Checking (VA Southern Bank) | \$ 4,450.63 |
| Certificates of Deposit (6 month) | |
| Purchased Aug. 31, 1982 | 22,500.00 |
| " Sept. 3, 1982 | 12,500.00 |
| " Sept. 9, 1982 | 10,000.00 |
| Dreyfus Liquid Assets, Inc. | 33,960.78 |
| | <u>\$83,411.41</u> |

| Income Since June 5, 1982 | |
|---------------------------------|--------------------|
| Assessments, keys, maps | \$ 1,532.25 |
| Checking Account Interest | 86.98 |
| Dreyfus Liquid Assets Interest | 1,485.39 |
| Certificate of Deposit Interest | 3,053.94 |
| Voided lost refund check | 11.80 |
| | <u>\$ 6,170.36</u> |

| Expenses Since June 5, 1982 | |
|--------------------------------------|--------------------|
| Roads & Common Facilities | \$ 3,296.49 |
| Security | 1,831.40 |
| Utilities | 31.18 |
| Printing, Mailing, etc. | 150.71 |
| Federal Income Tax & trip to Auditor | 6,831.27 |
| Overpayment refund | 11.80 |
| Bad check | 75.00 |
| No soliciting sign | 17.19 |
| | <u>\$12,770.04</u> |

| Proof | |
|--------------------------------|--------------------|
| Beginning Balance June 5, 1982 | \$90,011.09 |
| Plus Income | 6,170.36 |
| Less Expense | 12,770.04 |
| | <u>\$83,411.41</u> |

ARCHITECTURAL COMMITTEE REPORT 1981-1982

The Architectural Committee since the last yearly meeting has examined and approved five sets of plans for homes, one garage, one remodeling, and a resubmission of plan changes for a home.

| | | | | | |
|---------|-----------|---------|---------------------|------------------|-------|
| HOMES: | Veracelli | Lot 55 | Lewis Road | Modified & A'pvd | 10/81 |
| | Otte | " | 17 West Pt, Drive | " | 1/82 |
| | Gupton | " | 27 Darcy Drive | " | 4/82 |
| | Carpenter | " | 57 Lewis Road | " | 8/82 |
| | Wilburn | " | 110 Long Meadow Dr. | " | 8/82 |
| Others: | Nylin | " | 111 " " | " Resubmitted | 10/81 |
| | Oliver | Oak Run | Garage and Addition | Appvd | 10/81 |
| | Florette | " | " Garage | " | 2/82 |

The Architectural Committee has encountered and is encountering several different situations not covered by the covenants. Our policy has been to conform closely to the covenants as written. This may very well not be the most enlightened approach, but they are all we have to go by.

The Architectural Committee is presently composed of.;

| | |
|--------------|-----------------------------|
| Barney White | Chairman and expiring term |
| Ken Hensley | One year Remaining of term |
| Art Brand | Two years remaining of term |

The committee is an unfunded group . Our expenses for the last year were \$1.95 in postage which will be submitted to the treasurer for reimbursement.

Respectfully

Barney White

SECURITY COMMITTEE REPORT
September, 1982

Our Security Patrol, instituted last December, appears to have been an effective deterrent to petty crime.

1. Vandalism to gate lights and road signs has ceased.
2. Many unidentified cars have been accosted and either advised they were trespassing, or supplied with stickers.
3. Doors of unoccupied homes have been tried once a week. Unlocked doors have been reported to the owners.
4. The waterfront has been patrolled occasionally by boat.
5. Reports of suspicious vehicles have been responded to.
6. An entrance watch, either at the gate or tennis courts has been maintained on a random basis, to detect unauthorized vehicles and to give visibility to our security measures.
7. The guard is now armed, in uniform, and the security vehicle equipped with flashing red light, spotlight, CB radio, and star insignia on each side, the latter supplied by the Sheriff's Dept.

Phil Ollie is to be commended for effort beyond the contracted 20 hours a week. We appreciate the fine job he is doing, much of it on his own time. We recommend renewal of his contract with some additional compensation to cover expenses.

Traffic violations are not currently within the purview of security. Speeding by residents and their guests remains a problem, as does motorcycle riding on private property. The Sheriff's Dept. takes the view that our area is open to public access and they have the duty to enforce State motor vehicle laws. It would take only one accident to arouse their attention. We solicit your cooperation - Drive at a safe speed and be considerate of the rights of others.