

MERIFIELD ACRES LANDOWNER'S ASSOCIATION
ROUTE 1, BOX 59B
CLARKSVILLE, VIRGINIA 23927

MINUTES OF SEPTEMBER 18, 1994 EIGHTEENTH ANNUAL MEETING

The Eighteenth Annual Meeting, held at Oak Park, was called to order by President Margaret White at 1:35 PM. Approximately 58 members were present.

Secretary's Report - The minutes of the last year's annual meeting were approved as written and distributed.

Treasurer's Report - Lee Hummel presented the Treasurer's Report. Total assets of \$108,225.98 were reported. Based on 1994 projections through December, estimated expenses will exceed income by \$3,024. Twenty landowner's accounts are in arrears by \$3,754, with actions undertaken to compel payment.

Architectural Committee Report - Margaret White reported for the Architectural Committee that approvals have been given for 9 houses, 2 satellites, and 3 additions during the past year.

Security Committee - Merlin Huff reported for the committee that 37 new-comer packets have been distributed and had been well received. He also called attention to the need for MALA stickers for automobiles to help identify those on our roads who are members of MALA.

Roads Committee Report - Frank Clippinger reported for the Roads Committee that due to the building boom, there had been major problems due to the heavy trucks on our roads in addition to the past winter's damage. Some repairs were completed in the spring and further upgrade is planned this fall on Occoneechee, Lewis, Oak Run and Hazelnut.

Road name signs are being replaced and should be completed soon. Traffic "STOP" signs are replacing "YIELD" signs at key locations as a safety measure due to the significant increase in traffic in Merifield in recent years.

Margaret White especially thanked Annie Hensley and Tom Lilly for their special help regarding the new signs.

Common Facilities Report - Ed Smart and Dennis Hayes reported on the work of this committee. The walking path has been started, with some further work planned. Permission requests are now required for those planning to use Oak Park for special group events; the forms, largely the effort of Harry James, are available from Dennis Hayes. The work on fences and planting, being of lower priority, is awaiting completion of the work on the signs.

Margaret White made special recognition of Frank Clippinger, Dennis Hayes, and Ed Smart for their efforts on the roads and the common facilities.

Cable TV Committee Report - Margaret White reported in George Holzworth's absence that there is little likelihood cable TV will come to Merifields soon, but the 18-inch TV dishes are now available from dealers and are proving highly satisfactory. No further work is planned by this committee.

Forestry Committee Report - Dennis Hayes reported that Charlie Case had toured the roads of Merifields with personnel from the Fire Department to mark trees which need to be removed so the fire trucks can reach all houses in the community. Cutting of these trees, none of which are on private property, will be started soon.

Legal Committee Report - Lee Hummel reported it was learned recently based on the Property Owners Association Act that only property subject to levies of \$150. or more may be subjected to the levy of special assessments.

Land Acquisition Committee Report - Frank Clippinger described the need for a buffer zone along the left side of the road entering Merifield Acres from Rt. 821. However, financial considerations on the part of the owner delay our moving ahead on any negotiations at present.

OLD BUSINESS:

Lakeshore Clean-up - John Floreth reported that yesterday's effort by 38 volunteers recovered 89 bags of trash (3180 pounds) and 6 oil drums. Most of the material consisted of bottles, cans and plastic. Ninety percent of the Meri-fields shoreline was covered in the clean-up, and John expressed his thanks to the volunteers for their time and effort.

Noise Abatement - The noise problem associated with the Cogeneration Facility seems to have improved although from time-to-time there are still some occurrences. If you notice a problem, call the plant immediately, day or night. Their number is 804-374-6036. Keep a record of any problems; they want to be informed.

Route 821 Improvement - The Highway Superintendant reports plans to improve Rt. 821, widening it 18 inches with a better base and asphalt. Work will start this fall and continue next year.

School Bus Issue - In a meeting on August 19 with School Board personnel, MALA requested a meeting of our attorneys to come to a resolution of providing a safe bus boarding place for the pupils from Merifield Acres. So far there has been no response. A temporary solution is for parents to park on one side of the road near the entrance gate.

911 System - Wayne Carter reported that all road name signs are up in Mecklenburg County, and we should be able to switch to the new addresses by the end of October. The 911-system should be operational in 6-to-12 months.

NEW BUSINESS:

MALA Newsletter - Josh Bowen mentioned the Newsletter which was initiated last summer to provide better communication between the MALA Board of Directors and the membership. Issued four times a year, it will cover items of concern to the Merifield Acres membership and community. Input from the membership is needed to make the Newsletter of most benefit to all those interested.

Amendments to By-Laws - Josh Bowen brought up the issue that many organizations have stipulations in their By-Laws about attendance of their Directors at the Director's Meetings. He presented an analysis of attendance at the past three Board Meetings, where there has been a 60% attendance at each meeting, with seven Directors attending all three meetings; five, attending two; five, attending one; and three, attending none. After discussion, a motion was made by Jerry Billingsley to amend the By-Laws to read that, if a Director missed three consecutive meetings without a valid excuse, that person would be replaced as a Director. This motion was properly seconded and adopted. To amend the By-Laws, this will have to be announced to all the members and approved by two-thirds of the members attending the next annual meeting.

Another item for consideration was a request to amend the By-Laws to allow proxy voting on announced or advertised issues. After discussion, a motion was made by Kevin Hensley to retain the present By-Laws and not permit voting by proxy. After a second to the motion, it was voted to retain the current By-Laws.

Trash Burning - It was pointed out that the restrictive covenants require that no trash or refuse, including leaves, shall be burned in an open incinerator on lots within the development. If material needs to be burned, it can be done on Corps property in accordance with their regulations.

Boat Courtesy - This summer the increased number of jet skis have created noticeable problems, both unintentional and due to lack of knowledge or concern on the part of the operators. The problems include erosion of the shoreline; the safety of swimmers, other boaters, and the jet skiers; and the increased impact on docks and boats moored along the shore. We have been asked to notify the Corps of Engineers and the Virginia Commission of Inland Game and Fisheries of our concerns. It was observed that reports should be made of people who are creating problems. Operators should know the basic boating rules of the road.

Nominations - Lannie White, Chair of the Nominating Committee, reported their slate of nominees to serve as Directors for the next three years were: Jerry Billingsley, Mike Chandler, Merlin Huff, Joyce McDowell, Jim Morgan, and Margaret White. Nominees for the Architectural Committee were: Mike Gupton, to serve for three years, and Ken Hensley, to serve for two years. Upon motion to close the nominations, properly seconded, the nominations were put to a vote and the above persons were elected unanimously.

Margaret White made several closing remarks thanking members for attending the meeting and expressing her wishes to finish ongoing projects, to find better ways of doing things and to communicate more meaningfully with the membership. She commended pet owners who had installed invisible fences to confine their dogs, and asked that those planning to build should review the Architectural Committee guidelines and the restrictive covenants and plan to finish any projects within a reasonable time, with care given to neatness and consideration for their neighbors.

There being no further business, on a motion by Frank Clippinger, the meeting was adjourned at 3:30 PM.

Respectfully submitted,

Joshua S. Bowen,
Secretary