

MERIFIELD ACRES LANDOWNERS ASSOCIATION

ROUTE 1, BOX 59-B

CLARKSVILLE, VIRGINIA 23927

MINUTES OF THE NINETEENTH ANNUAL MALA MEMBERSHIP MEETING, SEPT. 17, 1995

The nineteenth Annual Meeting, held at Oak Park, was called to order by President Margaret White at 1:30 pm. Fifty three members were present. The President asked newcomers to introduce themselves. She welcomed everyone and expressed thanks to the Board of Directors, committee chairpersons, and other members for their support. The benefits of the MALA Newsletter as a communications tool were noted. Announcements by the President included:

- 1) the mailing of 911 numbers. Hopefully they will be received in November. These numbers should be placed on mail boxes if the box is located at the residence. Otherwise, the numbers are to be mounted in front of the residence on a 4x4 post 18" to 24" above the ground.
- 2) MALA's 1995 survey indicated that "ROADS" should be our first priority, followed by "SECURITY" and "GROUNDS MAINTENANCE". It was noted that special assessments were favored over increased regular dues.

SECRETARY'S REPORT -- The minutes of last year's annual meeting were read. One change was noted, recognizing Grace Hall's work on painting the stop signs, and the minutes were approved as amended.

TREASURER'S REPORT -- Lee Hummel presented the Treasurer's report. MALA's current assets total \$104,595.28, with major road work and Resident Manager payments still outstanding. He noted that 58 owners have not paid assessments, 24 of which fall under mandatory covenants. At the time of the Annual Meeting, suits had been filed against 21, and three were in the hands of our attorney. To date, \$50,380.40 in regular assessments has been collected. Mr. Hummel stated we had 741 platted lots and 522 owners, with many lot owners living out of state. A motion was made and seconded to accept the Treasurer's report (a copy of which is enclosed).

ARCHITECTURAL COMMITTEE REPORT -- Ken Hensley reported for this committee. A total of three houses, three additions, and one satellite dish had been approved year to date. Ken reminded members that satellite dish installations require Architectural Committee approval.

COMMON FACILITIES REPORT -- Ed Smart reported on the activities and accomplishments of this committee. Plantings and a walk for the school children have been placed at the main entrance. New fencing and trees have been put in place at the tennis court. Oak Park has had the horseshoe pit repaired and maintenance work has been done on the stable. The walking path along Lakepoint Drive has had weed killer applied and future work will be done to prevent erosion. A plea was made for volunteers to help Ed in his efforts.

SECURITY COMMITTEE REPORT -- Merlin Huff summarized security activity year to date and asked that all members obtain and display MALA stickers on their vehicles. It was noted that, due to an increase in the number of residences, it is no longer financially feasible for MALA to provide individual security to each home or property. It was suggested that residents use a neighborhood watch approach to security, and rely on neighbors when they are away from home.

SCHOOL LIAISON/YOUTH COMMITTEE -- Lannie White discussed the multitude of school bus/traffic problems at the Merifield gate. Additional gravel has been placed inside the gate for off-road parking for

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parents, and to allow children better access to the walking path. A plea was made for more community support of schools, and any ideas on addressing problems at the gate.

FORESTRY COMMITTEE -- In the absence of Charlie Case, Resident Manager Dennis Hayes reported that much limbing has been done. To simplify chipping, the felling of problem trees will be delayed until this winter, and will start with circles on Oak Run and West Point Drive. It was noted that trimming hours do not apply to the chipper payback. Only those hours devoted to actual chipping operations apply.

ROADS COMMITTEE -- Dr. Frank Clippinger covered the progress to date and the work to be done by the end of the year. He made it very apparent that, with 13 miles of roads to maintain, we cannot continue to do the regular maintenance and needed asphalt upgrading with present budget funding. This Fall, major repairs on Meriwether Drive will consume over half of the 1995 roads budget. The rest will be used for two asphalt repairs and various tar and gravel repairs throughout the subdivision. Frank noted that unless we make more funds available in the future, MALA will not be able to maintain the roads even at their existing levels.

FINANCE COMMITTEE -- The committee had met twice over the summer, and John Floreth presented the committee's report. It was agreed that additional funding had to be provided for major road repairs and upgrading throughout Merifield, as well as for a storage building to replace the broken down hanger. It was determined that \$144,000 in additional capital would be required over the next three year period. After reviewing the three year special assessment in 1989, 1990, and 1991, and the road improvements made at that time, the committee felt that another three year special assessment was appropriate and necessary. As proposed at the annual meeting, this new special assessment would be for calendar years 1996, 1997, and 1998, with homes being assessed at \$65.00 per year and lots at \$30.00 per year. Regular assessments would be due as usual on March 1 of each year, and special assessments would be due on May 1. To save on postage, both assessment notices would be mailed together. Lee Hummel asked if there was to be a motion on the matter. John Floreth said that this proposal would be discussed again and voted on at the December Board of Directors meeting. Following a brief period of discussion, the President asked for a show of hands and received almost unanimous support for the proposal. *with 2 secondary votes*

Old business -- With a unanimous vote by the members present, the following motion to amend the by-laws was passed:

Article 1, Section 2 shall be expanded to read:

If a Director misses three consecutive meetings without a valid excuse, that person shall be replaced as a Director by the same procedure as outlined in this section for filling a vacated position.

Other discussion -- The GTE telephone rate increase was brought to the attention of the members and everyone was asked to voice their opposition to GTE. Also discussed was the need for a county noise abatement ordinance.

NOMINATING COMMITTEE -- Lannie White announced the following as nominated members of the Board of Directors with terms expiring in 1998: Carol Cox, Joe Noah, Ann Salway, Teresa Garlick, Tom Parker, and Eric Scheidt. The President requested nominations from the floor and none were made. A motion was made and seconded to close the nominations and declare a unanimous ballot of support. Vote passed.

Meeting adjourned. No business was transacted and no motion was made to Adjourn. A motion was made and carried to reconvene at 3:30 pm on Saturday evening at the home of Margaret White.

After a temporary adjournment, the meeting reconvened for the election of the Architectural Committee nominees in accordance with MALA covenants. Ken Hensley nominated Bruce Alexander for the three year term on this committee. Hearing no further nominations from the floor, a motion was made that Bruce Alexander be accepted and the motion passed.

Meeting adjourned at 3:30 pm.

Respectively submitted, Margaret White