

Minutes of the Twentieth Annual
Meeting
of the
Merifield Acres Landowners' Association
Sept. 15, 1996

The meeting was called to order by Harry James, President at 1:30 p.m. and welcoming remarks were extended to the membership.

The Secretary, Margaret White was asked to read the minutes of the last annual meeting. Inasmuch as these minutes were sent to each member, the Secretary asked for a motion from the floor that reading of the minutes be dispensed with and that they be approved as presented to the Membership. John Floreth made the motion, Jim Gordon seconded and it passed unanimously.

John Floreth, Treasurer circulated the Treasurer's Report to the entire Membership (copy attached). He asked that it should be noted that 99% of budgeted assessments have been collected. This was accomplished in part by warrants on assessments which were in arrears. Interest income was less than budgeted as a result of low interest rates. After an adjustment was made on Roads, not changing the bottom line, but where the funds were allotted, a motion was made by Ed Mazur and seconded by Jim Gordon to accept adjusted report...passed unanimously.

Architectural Committee report (attached) was presented by John Floreth in Mike Guptons' absence. During the year 5 houses, 2 additions, 1 swimming pool and 1 roof addition have been approved. Jim Gordon made motion for acceptance of report, Tom Lilly seconded, passed unanimously. There was some discussion about the trees that were damaged from Hurricane Fran. It was determined that damaged trees could be removed without having approval from the Architectural Committee.

The Financial Committee report was given by Tom Lilly, Chairman. This committee is working to refine the Treasurers' report, probably this will be done by line item. Other items under this committee were referred to new business. John Floreth made the motion for acceptance, Mary Fran Lewis seconded, motion passed.

School Liaison, in the absence of Lannie White, Dennis Hayes gave this report. Merifield has more children attending school now, with two buses serving us. The bus boarding at the gate seems to be going very well at this point.

Common Facilities Chairman, Ed Smart is gravely ill, in his absence Dennis Hayes gave his report. With there being 10 to 12 inches of rain the sand for the walking path will not be put on for some time. The Garratts sprayed the path with herbicide and we need more volunteers for other common areas.

Land Acquisition, Dr. Frank Clippinger reports that there has not been any progress in finalizing our purchase of the land adjacent to the entrance.

Forestry, Dennis Hayes reports that the Pine Bark Beetle situation is very bad. Anyone noticing a popcorn type fungus on the pine trees should immediately call the Forester and take

proper steps for tree removal.

Security, in the absence of Chairman, Eric Scheidt, Dennis Hayes gave the report. One home has been broken into and robbed, the authorities have two juvenile suspects. With Clarksville having an 11 p. m. curfew, Merifield has a problem with the teenagers coming to our Park and being disruptive. The membership voted to let Dennis immediately call these youngsters' parents on his cell phone and address the problem. M. White made the motion and Frank Clippinger seconded. Dennis asked that people please pick up stickers for their vehicles, also if they need a Merifield Directory, contact John Floreth or Marie Garratt. A thank you was extended to Vic Wilborne, Mike Lessner, Danny Moon, Mike Gupton and Kevin Hensley for their help in tree removal after the Hurricane. The detour route will be in place until the lake reaches about 313.5 feet. It was also explained that any Corp tree that is uprooted can be cut without a Corp permit.

Roads, Dr. Frank Clippinger expressed appreciation to the Contractors who have worked with the Committee to preserve the newly laid asphalt. He explained that the reinforcement strips along the sides of pavement may not be very attractive, but they strengthen the surface. An epoxy filler has been used on surface cracks. The side dressing with crush and run, herbiciding and side limbing are the fall jobs which Dennis is working on. George Holzworth was commended for his side limbing of Hazelnut. It was noted that Mary Fran Lewis had deeded all of the remaining roads to MALA.

Voice Mail, Jim Gordon gave a report on the progress he has made on this new integrated system which he is volunteering for MALA's use. The System is in place, using 374-5080, details for use will be in the Newsletter. This system can also be used for emergencies, evacuation, etc.

Old Business:

Status of Assessments, John Floreth reported that nine judgements were outstanding at the beginning of the year. As of now there are five and 15 members owe assessments on which judgements have not as of yet been filed.

Finance Committee chaired by Tom Lilly reported that MALA has about reached the maximum for yearly assessments in keeping within the Restrictive Covenants. There are four sets of covenants governing Merifield Acres. Approximately 25% of the properties within Merifield do not have mandatory assessments, most of these people pay voluntarily. Much discussion was had regarding the best method to achieve uniform assessments, in fact this committee consulted our attorney, James Butts, Jr. He reinforced the opinion he had rendered in 1992, that the situation from a legal enforcement was an impossible one. There was a motion 'That stand-alone lots, that do not perk, be assessed, (those with non-access to sewage disposal)' This motion was withdrawn, after discussion as to the max amount that would be brought in vs the adverse affect it would have on members who pay voluntarily. Also the fact that some members have the non-assessment spelled out in their deeds. As an

alternative Ed Mazur made a motion "That a vote of confidence be given to this committee to pursue uniform assessments for all properties in the Merifield subdivision". Ken Hensley seconded, passed. New Business:

Nomination Committee Chairman, Jim Morgan presented the following people for terms as Directors with terms extending to 1999.

Dr. Frank Clippinger	Jim Gordon
John Floreth	Ann Leigh
Roger Greenhalgh	Tom Lilly
Dot Wells	

1 year term to fill vacancy: Mike Lyon

The President asked for nominations from the floor, there were none. Ken Hensley made a motion that the slate be elected as declared, Ed Mazur seconded, passed.

A brief discussion followed on installation of a speed bump at the Y, as well as changing speed limits. The Roads Committee will study this. A motion was made by Margaret White 'Due to extra expense for snow removal and damage from Hurricane Fran, that a minimum of \$2500. be drawn from Reserves to take care of needed hours for the Resident Manager and to buy stone for Road edging'. After much discussion Mrs. White amended her motion to read, 'Due to extra expense for snow removal and damage from Hurricane Fran, that \$2800. be drawn from Reserves for hours and supplies'. Ed Mazur seconded. The motion passed with one opposing vote.

Jerry Billingsley praised Ed Smart for his many hours of work on Common Facilities. With Ed being so ill, Jerry made a motion that the Association dedicate some type of a plaque to Ed. John Floreth seconded, motion passed unanimously.

Dennis Hayes again called the Pine Bark Beetle infestation to the memberships' attention. Mary Fran Lewis will work with Dr. Clippinger on the mechanics of tree removal from the Pine Forest access from the Park.

A motion was made for adjournment, passed.

Meeting reassembled under Architectural Election.

Jim Gordon nominated Ken Hensley to fill the 3 year term on the Architectural Committee, Ed Mazur seconded, passed.

The twentieth Annual Meeting of MALA was adjourned at 4:15 p.m.

Respectfully submitted,
Margaret White
Margaret White, MALA Secretary

Note: Architectural Committee
Report will not be enclosed
for general distribution,
(only for the Secretary and
President's files)

BUDGET 1996

1/1/96 THROUGH 9/15/96

Account Description	1996 Budget	Actuals Y-T-D	Actuals/ Budget %
INCOME/EXPENSE			
INCOME			
Assessments:-			
Special	21,440	20,672	96 %
Arrears	500	1,197	239 %
Regular	52,500	51,584	98 %
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Total Assessments	74,440	73,453	99 %
Fees, Court/Pkt	300	200	67 %
Interest:			
C. D.	2,850	1,965	69 %
Checking	860	319	37 %
Dreyfus	175	79	45 %
Invest. Acct.	255	430	169 %
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Total Interest	4,140	2,793	67 %
Reserve Draw Down	7,500	7,500	100 %
Miscellaneous	30	108	360 %
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TOTAL INCOME	86,410	84,054	97 %
EXPENSES			
Administration:			
Other, Fees, Misc.	190	188	99 %
Copier/Computer-Main	250	203	81 %
Postage, Bulk Mailin	750	681	91 %
Printing, Paper	300	298	99 %
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Total Administration	1,490	1,370	92 %
Common Facilities	2,000	1,007	51 %
Committees (All)	100	0	0 %
Donations	30	100	333 %
Electric: Usage/Repair	155	96	62 %
Fees/Court & Misc.	800	43	5 %
Fees/Legal	200	0	0 %
Insurance	700	589	84 %
Manager (P.2)	33,205	22,137	67 %
Roads/Capital (P.2)	46,170	48,327	105 %
Taxes & Preparation	1,300	1,661	128 %
Miscellaneous	260	0	0 %
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TOTAL EXPENSES	86,410	75,332	87 %
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TOTAL INCOME LESS EXPENSE	0	8,722	----

MERIFIELD ACRES LANDOWNER ASSOCIATION
Route 1, Box 59-B
Clarksville, VA 23927

Dear Merifield Acres Landowner:

Re: The Twentieth Annual MALA Meeting

As in the past it is time for our annual meeting. It presents an excellent opportunity for you to meet your new neighbors, enjoy friends and be a part of the governing process for our community.

Date: Sunday, Sept. 15, 1996
Place: Oak Park
Picnic: 12:30 p.m. - Bring your lunch and chairs
Annual Meeting: 1:30 p.m.

Tentative Meeting Agenda

Call to Order and ~~Welcoming~~ ^{Announcements} Remarks
Minutes of last annual meeting
Treasurer's Report - # of houses etc.

Committee Reports:

- Architectural	Common Facilities	Security	Aviation
Financial	Land Acquisition	Roads	Comm. Sec.
School Liaison	Forestry	Legislation	

Old Business:

Status on Assessments
Land and Road Acquisitions

New Business:

Speed Limit
Pine Bark Beetles

Nominating Committee will introduce the following nominees:

3 year term:

Dr. Frank Clippinger	Jim Gordon	Tom Lilly
John Floreth	Ann Leigh	
Roger Greenhalgh	Dott Wells	

1 year term to fill vacancy:

Mike Lyon

~~Nominations~~ may be made from the floor with Nominee's permission.
Election of 1998 Board of Directors.

Announcements and adjournment
Reconvene

Nominee for 3 years Architectural committee: Ken Hensley
Election

Adjournment

The Board of Directors will reconvene to elect officers for the 1996-1997 year.