

Subj: **2005 MALA Annual Meeting Minutes**
Date: 9/28/2005 4:40:02 P.M. Eastern Daylight Time
From: palau@kerrlake.com
To: daski57@aol.com

Merifield Acres Landowners' Association

29th Annual Meeting Minutes

September 25, 2005

Association President Don Szalkowski called the 29th Annual Meeting of the Merifield Acres Landowners' Association (MALA) to order at 1PM. He welcomed the attendees.

The minutes of the 28th Annual Meeting held on September 26, 2004 had been distributed previously to the members and posted on the Association Web site. There having been no comment or correction received, and in the absence of objection, the minutes are approved as written.

Treasurer's Report. Treasurer Dewitt VanArsdale provided a copy of the Association's current operating statement and noted that both the current year's budget and the proposed FY 2006 budget were shown for comparison purposes. He noted an increase in the number of property owners in the voluntary areas (Fielding Covenant Areas) contributing. He also reported a decrease in the voluntary contributions compared with 2004. He noted that without these voluntary contributions the Association would not have been able to balance the 2005 budget. The Treasurer's report was approved without objection.

Secretary's Report. Secretary Sharon Sinkiewicz announced that the following property owners have been elected to three year terms on the Association Board of Directors:

Mariam Davis
Jerry Mabrey
Don Szalkowski
Billy Wells
Richard Wikle
Judy Williams
Larry Wood

The proposed FY 2006 Budget has been approved by a majority of the members voting.

Andy Ferguson has been elected to a three year term as a member of the Merifield Acres Architecture Committee.

President's Report.

President Don Szalkowski reported the deaths of two former Board members, Garry Wilburn and most recently, Frank Clippinger. A motion was made from the floor that in recognition of Dr. Clippinger's long service to the Association in a variety of roles, that the Association prepare a letter of appreciation to Dr. Clippinger's family to be read at the Memorial Services scheduled to be held at Duke University

Wednesday, September 28, 2005 America Online: daski57

Chapel in Durham at 11 A.M. on October 15, 2005. The motion was seconded and passed without objection.

Appointments. During the past year Danny Thacker has been appointed to a seat on the Board of Directors to fill the vacancy occasioned by Larry Garrison's resignation. The town of Clarksville is updating their Community Comprehensive Plan and requested that MALA provide a representative to serve on this committee. David Howell has been appointed to represent MALA's interests.

Architectural Guidelines. There has been a problem of modular home builders delivering the modules before the building site is ready to receive and install the modules and parking these structures on MALA property. To solve this problem, the Architectural guidelines have been amended to include a financial penalty for overnight parking of these structures on MALA property. The rules provide for a \$250.00 per day fine for units parked on MALA property overnight with the property owner required to deposit \$1000.00 to cover possible violations.

Open Burning. The President noted that the restrictive covenants do not permit open burning on any resident property in Merifield Acres. Burning on Corps of Engineer property at the shoreline is permitted by residents having a Corps-issued Dock/Buoy permit when the lake level is below 300' mean sea level. In all cases residents are urged to observe extreme caution when burning. More information will be included in the Association's next Newsletter.

Property Acquisition. The property adjacent to Merifield Acres near the entrance has been purchased by Monty Maxted. The Association's offer to purchase a strip of land 15' x 1000' is still under consideration by the new owner.

MALA Audit. The annual audit required by the Association By-laws has been completed. The Audit Board (Jerry Boyle and Mike Marcenelle) examined Assessment Receipts, Cash Disbursements, Data Base Accuracy, Status of Liens/Warrants in Debt, Disclosure Packet Materials, and Back-up of Financial Data. The audit found the processes, procedures, and record keeping satisfactory. They did recommend that a Table of Contents for the Disclosure Packets be provided.

Committee Reports.

Appearance and Beautification. The Appearance and Beautification Committee has maintained the front entrance to Merifield Acres, the island at Lakepoint Drive and Highpoint Blvd., and the island on Highpoint Blvd. Spring Flowers were planted at the entrance. The committee will be planting Mums sometime in October, and expect to plant a live Evergreen tree near the pole at the entrance.

We are asking for donations of Christmas tree lights to decorate our Christmas tree. Last year we put up new lights along the fence, and on the tree, and vandals destroyed the lights.

We would encourage any resident who would like to adopt a street sign and keep it maintained. We have tried to trim the shrubs at some signs which have become overgrown. This is an enormous task for our small committee; any help in keeping our street signs looking presentable would be greatly appreciated.

The committee would welcome anyone who is interested in joining the Appearance and Beautification Committee. Please call Agatha Szalkowski at: 374-5799.

Architectural. Since the last annual meeting the Architectural committee has approved the plans for the construction of seven new homes and 12 small detached structures. Impact fees collected amounted to \$8357.

Aviation. No report.

Common Facilities. New lights have been installed at the entrance to Merifield acres. Vandals continue to attack these lights. Maintenance to the swings and dock at Oak Park continue. Chains have been installed to prevent unauthorized access to the Park after dark.

Finance. The Association's reserve funds are all invested in Fidelity Mutual Funds and at the end of August, these funds totaled \$66,310. For most of this year these funds were invested in Fidelity Growth, Fidelity Large Capitalization, Fidelity Mid-Capitalization, and Fidelity Puritan Funds in roughly equal amounts. Several months ago the Finance Committee reviewed the Association's Investment portfolio's long term performance and concluded that the Large Capitalization Fund performance was lagging the others and determined that these funds would be better invested in Fidelity's Contrafund which fund enjoys a 5K Morningstar rating. The Board approved this recommendation and accordingly, the Treasurer shifted our funds out of the Fidelity Large Cap and into Fidelity's Contra Fund. Overall, our mutual fund investment has increased in value 4.6% since the first of the year.

Political and Environmental. The County has established a new zoning category, R-2. This category allows the stabling of horses on residential lots provided the lots meet certain minimum size constraints (4 acres) and stringent regulations are observed relative to cleanliness and sanitation.

Roads and Maintenance. Papers indicating the tar and gravel applications planned for the remainder of 2005 (including those actions planned for 2004 but deferred to this year because of inclement weather) were distributed. Norcross also reported plans to replace damaged culverts, particularly the one located at the entrance to Merifield Acres and the culvert in the vicinity of the Bettis property on Meriwether Drive. This latter item led to strong reinforcing arguments from the floor by Page Roberts whose property is adversely affected by the present drainage scheme. Planned efforts are expected to rectify the present drainage problems. With respect to the tar and gravel applications made by Halifax Paving Company in 2004, comments from the floor (Lewandowski, Seals, and Lautermilch) indicated great dissatisfaction with the quality of work performed. Discussion revealed that this unsatisfactory work was never brought to the attention of the contractor by the Road Committee Chair to seek redress. After discussion, a motion was made, seconded and approved that this matter be brought to the attention of the contractor as a matter of urgency.

Newsletter. The next MALA Newsletter is planned to be distributed shortly after the October Board of Directors meeting when the MALA officer and committee assignments have been completed.

Security. There have been no instances of serious crime in Merifield Acres in the past year. We do receive occasional complaints about open burning, speeding (mostly contractor vehicles), dogs, and ATVs and golf carts being operated on Merifield roads. In general, residents seem to be trying to be good neighbors. Concerns should be referred to the MALA Security Committee and to 911 for matters requiring police, fire, or rescue support.

Service District. At the MALA Annual Meeting in September, 2003, a motion made from the floor and passed stating that ". . . the membership authorize and encourage the Board to effective pursue creation . . . Service District using all means to ensure that the Service District is approved and established."

In December, 2003, a committee of eight property owners was established to undertake this task. During 2004 and the first half of 2005, a series of three letters were sent to all landowners in the Merifield Acres community asking them to take a yes/no position on the proposed Service District. The vote resulted in 363 in favor, 146 opposed, and 152 not responding.

At this point, the committee has approached Mr. Dan Tanner, Chair of the County Board of Supervisors; Mr. Greg Gordon, Mecklenburg County Supervisor representing our area; Mr. Billy Bracey, Commissioner of Revenue; and Mr. Wayne Carter, County Administrator. Discussions have been centered around specific issues involved in the creation of a Service District. We believe that these issues will be worked out in detail before the subject is given to the entire Board of Supervisors.

The Service District Committee, in early 2004, decided to try to be very specific in the details of operation of a Service District. When such an issue is presented to the Board of Supervisors, it is probable that the administration of the plan will be substantially different from that previously described. If that is the case, an additional solicitation for approval will probably be made to all landowners.

In addition, since May of 2004, a number of properties have changed ownership. The new landowners involved will be given an opportunity to make their choice known.

School and Youth. In the year since the last Annual Meeting MALA has sponsored a Fall Hayride and an Easter Egg Hunt for our children (and many adults too). These events were well attended and the Chair expressed appreciation for the many volunteers that assisted in making these events a success. This year's Fall Hayride is scheduled for noon, Sunday October 30, 2005. Anyone interested in hosting a "trick or Treat" stop should contact Jill Allen at 374-0399.

Welcome. Sixteen new full-time residents have been visited by the Welcome Committee in the past year. At these visits, the new residents are presented with a MALA Telephone Directory, a potted indoor or perennial plant and copies of recent newsletters. Neighbors of recent arrivals should notify the Welcome Committee Chair, Martha Day at 374-0899. Anyone having surplus flower pots/saucers should also contact Martha.

Deer Control. The Merifield Acres Deer Control program for 2005-6 opened on September 1, 2005, and will run through January 7, 2006 (Can be extended if there is sufficient interest). The hunt area is roughly bordered by Merifield, Lakepoint and Hazelnut drives and the power line area roughly bordered by Merifield, Occoneechee and Lewis Drives. In addition, a few residents allow hunting on their property.

E-Mail. Because of relatively frequent changes in E-Mail service providers, residents are asked to make a special effort to keep their E-Mail addresses current.

Web Master. Nothing to report.

New Business.

Horses. Mary Fran Lewis noted the recent R-2 change in zoning to permit stabling of horses on residential property. She observed that there is sufficient acreage in some areas of Merifield Acres to permit compliance with these new regulations. Anyone having an interest in this should contact Mary Fran.

Association Officers. A member (Lautermilch) observed that the Association members elect people to

the Board of Directors with the expectation that they would serve as a responsible body to oversee the day-to-day management of the Association including the responsibilities as officers of the organization. He went on to say that his information suggested that there was no member of the Board (including newly elected members) who was willing to serve as Association Treasurer. He posed a question to the President. "How will the Association be able to operate without a Treasurer?" The President responded that he expected that there would be a Treasurer after the meeting of the Board of Directors following the annual meeting.

High Speed Internet. In response to a question from the floor concerning the possibility of obtaining high speed internet service in Merifield Acres, the Secretary reported that the outlook for such service was not bright. The Verizon commitment to provide this service to the industrial park on the north side of the lake has not been kept. She noted that only 35 residents (out of 150) responded to her E-Mail seeking to quantify the support in Merifield Acres for high speed internet service.

There being no new business, a motion to adjourn was made, seconded and passed at 2:47 PM.

Respectfully submitted,

Paul Lautermilch
Recorder

Merifield Acres Landowners' Association

P.O. Box 70

Clarksville, Virginia 23927

Web: www.kerrlake.com/mala

E-mail: mala@kerrlake.com

2004-2005 Officers
Don Szalkowski, President
Skip Norcross, Vice President
DeWitt VanArsdale, Treasurer
Sharon Sinkiewicz, Secretary

August 18, 2005

Memorandum for all Merifield Acres Property Owners

Subject: Merifield Acres Landowners' Association Annual Meeting

The Merifield Acres Landowners' Association (MALA) Annual Meeting will be held at 1:00 P.M. on Sunday, September 25th, at the Stable in Oak Park for the purpose of electing members to the Board of Directors, approving the Fiscal Year 2006 MALA budget and other matters. The shared picnic lunch, held during previous years, has been discontinued due to lack of attendance.

All property owners are strongly urged to attend this important meeting. One of the principal benefits of the Annual Meeting is the opportunity for the MALA Board of Directors to hear comments and suggestions from the membership relating to the administration and management of our Association. Included in this mailing are the Annual Meeting agenda, the proposed MALA budget for Fiscal Year 2006, and the slate of candidates seeking election to the Board of Directors, and to the Architectural Committee. Also included are ballots for the elections and annual budget approval. These ballots may be returned by U.S. Mail, or by hand to the Secretary. Absentee ballots must be received by Saturday, September 24th. Hand delivered ballots can be brought to the meeting.

The proposed Fiscal Year 2006 budget is very similar to our Fiscal Year 2005 budget, showing a very modest increase. Once again, we solicited contributions from landowners to help offset the rising cost of paving and road repairs. The 2006 budget shows conservative estimates for income from this source.

Immediately following the conclusion of the Annual Meeting, the Board of Directors (with the newly elected members) will meet for the election of Association officers for the coming year and for any other business.

MERIFIELD ACRES LANDOWNERS' ASSOCIATION

29TH ANNUAL MEETING AGENDA

The 29th Annual Meeting of the Merifield Acres Landowners' Association will convene at 1:00 p.m., Sunday, September 25, 2005, at Oak Park, Merifield Acres.

AGENDA

Call to Order

Approval of the minutes from the 28th Annual Meeting

Treasurer's Report for 2005 (to date) and Fiscal Year 2006 Budget Presentation
(Attachment)

Election results for the MALA Board of Directors and the Architectural Committee

OLD BUSINESS:

Presidents Comments

COMMITTEE REPORTS:

Architectural – Don Szalkowski
Appearance and Beautification – Agatha Szalkowski
Aviation – Joe Noah
Common Facilities – Jerry Billingsley
Finance – Paul Lautermilch
Political and Environmental – Margaret White
Roads and Maintenance – Skip Norcross
Newsletter Editor – Martha Day
Security – Billy Wells
Service District – Phil Hart
School/Youth – Richard and Jill Allen
Welcome Committee - Martha Day
Deer Control – Felix Anderson
E-Mail Manager – Don Sinkiewicz
Web Master – Paul Lautermilch

NEW BUSINESS:

ADJOURNMENT:

**Merifield Acres Landowner' Association
Proposed 2006 Budget**

	Budget
Ordinary Income/Expense	
Income	
600 · Contributions	6,500
610 · Arrears	500
620 · Assessments	67,500
630 · Disclosure Packet Fees	1,200
635 · Road Impact Fees	9,600
640 · Interest	-
650 · Late Fees	800
Total Income	86,100
Expense	
710 · Roads	
711 · Maintenance Contract - Roads	37,884
717 · Materials & Supplies	3,408
718 · Contract paving	30,000
719 · Roads - Others	500
Total 710 · Roads	71,792
720 · Community Events	425
725 · Appearance Materials/Supplies	500
730 · Common Facilities	
731 · Maintenance Contract - Com.Facil.	7,284
737 · Mats.-Common Facilities	1,250
739 · Common Facilities - Other	200
Total 730 · Common Facilities	8,734
740 · Administration	
741 · Taxes, federal/state	-
743 · Supplies	300
744 · Computer/Copier Repairs/Supplie	300
745 · Bank Service Charges	35
746 · Donations	300
747 · Electricity	300
748 · Fees, court/misc.	120
749 · Insurance	774
752 · Miscellaneous	300
753 · Postage	900
754 · Printing and Reproduction	360
755 · Professional Fees	960
Total 740 · Administration	4,649
Total Expense	86,100
Net	-

**Merifield Acres Landowners' Association Board of Directors/Architectural Committee
Annual Election 2005/FY 2006 Budget Proposal**

In accordance with the MALA By-laws, only Association members in good standing (i.e., all assessments paid) are entitled to vote. Each member is entitled to the number of votes equal to the number of assessments paid. Likewise, only Association members who are in good standing may stand for election to the Board of Directors and Architectural Committee (the asterisk indicates an incumbent).

Board of Directors

The following seven (7) property owners are candidates for the seven (7) vacancies on the Board of Directors, the two (2) vacancies created by resignation and death and the five (5) seats being vacated:

Marion Davis
Jerry Mabrey*
Don Szalkowski

William Wells*
Richard Wikle
Judy Williams
Larry Wood*

Following is a brief biography of each of the seven candidates:

Marion "Skip" Davis and her husband James moved from Florida to Clarksville in 2002 and into their home on Lakepoint Drive and Lewis Road in 2003. Skip holds an associates degree in business management from Parks University in Denver, Colorado. In 1982, she retired from the D.C. Department of Corrections and in 1997 re-retired from the Florida Department of Corrections. For seven years, she served as secretary and treasurer for local and regional chapters of the Florida Council on Crime and Delinquency. She likes to garden, play at the computer, and crochet. Between them, Skip and James have six children, fourteen grandchildren, and six great-grandchildren.

Jerry Mabrey and his wife Judy moved from California to Bridle Path Court seven years ago, when Jerry retired from Heinz Pet Products after twenty-one years as chief operating officer in Long Beach. Jerry had served nine years with the U.S. Army in Korea and Viet Nam. He likes to fish and to repair things that no longer work and bring them back to life. Married thirty years, Jerry and Judy have seven children and twenty-one grandchildren.

Don Szalkowski and his wife Agatha moved to Highpoint Boulevard four years ago from central New Jersey, where Don worked at a financial institution for over thirty years, retiring as Vice President of Human Resources. He spent the next seven years in home building and construction and then six years as a court officer with the Superior Court of New Jersey. Married forty-eight years, he and Agatha have three daughters and one son and six grandchildren. First elected to the Board in 2002, Don is serving concurrently his second year as Chair of the Architectural Committee and his first year as President of MALA.

William "Billy" Wells and his wife Judy have lived on Highpoint since 1980. Billy owns the insurance agency of Hughes, Gregory, and Wells in Chase City. He serves on the board of trustees of Community Memorial Healthcenter in South Hill. Married twenty-six years, Billy

and Judy have two daughters. Billy first served on the MALA Board eighteen years ago, has just completed another three-year term, this past year as chair of the security committee.

Richard Wikle and his wife Claudene of Reidsville, North Carolina, have lived in Merifield Acres on Lakepoint part-time since 1984. While employed by Adams Electric Company for fifteen years, Richard was project manager and served on the board of directors. For twenty-three years, he has owned and managed Electric Systems, Inc., an industrial electrical contractor with approximately forty employees that holds unlimited license in six southeastern states. In the local Elks Lodge, Richard has held several chairs, serving two terms as treasurer. On the Executive Board of the Rockingham County Opportunities Corporation, he served two terms, the second as secretary. A member of the Executive Board of the Reidsville Chamber of Commerce, he is currently serving as treasurer. A past Jaycee president, he is a current JC International senator. Married for forty-one years, Richard and Claudene have two daughters and one grandson.

Judy Williams and her husband "Butch" moved to Clarksville in 2003 and into their home on Oak Run Drive in 2005. Judy holds a bachelors degree in accounting from Virginia Commonwealth University. With state and federal governments and in private industry, Judy has filled positions in finance, accounting, and management. From the Department of the Navy, Naval Surface Warfare Center, Dahlgren, Virginia, she retired as systems accountant. Resident from 1976 to 2003 in the Lake of the Woods Homeowners' Association, with approximately 4,200 lots and over fifty miles of roads, Judy served on the board for four years, one year as treasurer. Resident from 2001 to 2003 in Turtle Creek Homeowners' Association, with approximately 250 households, she served on the board and as treasurer for one year. Judy and Butch have one son and two granddaughters. Appreciative of the work of past MALA Board members, Judy's top priority for MALA is funding for road maintenance and upgrading.

Larry Wood and his wife Carolyn found property on Darcy Drive in 2000, built their house and moved in later that year, and married on their pontoon boat and dock May 5, 2001. After growing up in rural North Carolina in a sharecropping and mill-working family and graduating from high school, Larry started a career with Winn Dixie Stores, Inc., served in the U.S. Army stateside and in the reserves for six years, then returned to Winn Dixie for a total of thirty-six years, holding various jobs in the meat operations. Taking early retirement in 1999 and some time off, he worked for three years with Kraft Foods as a merchandiser. This past year, he has worked for Farmer's Foods as meat director for eight stores, opening four stores in the year—writing ads, buying meat, and supervising cuts and rotation. Larry has one daughter and twin sons, their mother deceased in 1989, and two grandchildren. Meeting in 1999, Larry and Carolyn enjoy traveling, cruising, boating, fishing, dancing, NASCAR, yard work. They love it here. Larry "would like to see MALA's governing body continue to work together to improve and maintain the best possible lifestyle for our community".

Architectural Committee

The following two (2) property owners are candidates for the one (1) vacancy on the Architectural Committee:

Andrew Ferguson

Ken Hensley*

Andrew "Andy" Ferguson moved with his wife Carolyn from Northern Virginia to Stacey Court in 2002. Andy holds a bachelors degree in electrical engineering from the University of Maryland. In 2004, he retired from the federal government in Washington, D.C., after thirty-three years with the Navy Department working on ship procurements. He likes fine dining, wine tasting, boating, fishing, and motorcycling. Andy and Carolyn have two daughters and one grandson.

Ken Hensley and his wife Pat have lived since 1974 on Myrtle Court, where Ken retired after serving twenty-four years in the U.S. Navy. Ken and Pat have five children, one son deceased, thirteen grandchildren, and three great-grandchildren. Ken is co-owner with son Kevin of Hensley's Well Drilling. He and Pat travel, especially to Honduras and Nicaragua, where they are actively involved with Good Samaritan Baptist Mission. Ken has served many years on the Architectural Committee.

2005 Ballot

MALA Board of Directors—The Board recommends voting for all seven candidates

- | | |
|--|---|
| <input type="checkbox"/> Marion Davis | <input type="checkbox"/> William Wells |
| <input type="checkbox"/> Jerry Mabrey | <input type="checkbox"/> Richard Wikle |
| <input type="checkbox"/> Don Szalkowski | <input type="checkbox"/> Judy Williams |
| | <input type="checkbox"/> Larry Wood |

MALA Architectural Committee—Please vote for not more than one candidate

- | | |
|---|---|
| <input type="checkbox"/> Andrew Ferguson | <input type="checkbox"/> Ken Hensley |
|---|---|

MALA FY 2006 Budget Proposal

- | | |
|--|---|
| <input type="checkbox"/> In Favor | <input type="checkbox"/> Opposed |
|--|---|

I certify that the annual assessments on the below-listed properties are current:

(Sign and Print Name) _____

Unit _____ Lot(s) _____

Absentee Ballots must be received by the MALA Secretary not later than noon, Saturday, September 24, 2005. Ballots may be returned by U.S. mail or hand delivered at the Annual Meeting. *If voting by U.S. mail, please do not return this entire document: return only the marked-up ballot page.*

Secretary, MALA, P.O. Box 70, Clarksville, VA 23927

Merifield Acres Landowners' Association
Operating Statement
 January through August 2005

	<u>Jan - Aug 05</u>	<u>Budget</u>	<u>\$ Over</u> <u>Budget</u>	<u>2005 Budget</u>
Ordinary Income/Expense				
Income				
600 · Contributions	6,480	7,900	(1,420)	8,000
610 · Arrears	1,382	333	1,048	500
620 · Assessments	68,718	65,500	3,218	65,500
630 · Disclosure Packet Fees	1,550	800	750	1,200
635 · Road Impact Fees	9,614	6,333	3,281	9,500
640 · Interest	11	-	11	-
650 · Late Fees	2,121	667	1,454	1,000
Total Income	89,875	81,533	8,342	85,700
Expense				
710 · Roads				
711 · Maintenance Contract - Roads	25,256	25,256	-	37,884
717 · Materials & Supplies	1,339	2,434	(1,095)	3,652
718 · Contract paving	-	-	-	30,256
719 · Roads - Others	610	-	610	-
Total 710 · Roads	27,205	27,690	(485)	71,792
720 · Community Events	418	240	178	360
730 · Common Facilities				
731 · Maintenance Contract - Com.Facil	4,856	4,856	-	7,284
737 · Matls.-Common Facilities	723	1,000	(277)	1,500
739 · Common Facilities - Others	600	-	600	-
Total 730 · Common Facilities	6,179	5,856	323	8,784
740 · Administration				
741 · Taxes, federal/state	-	32	(32)	48
744 · Computer/Copier Repairs/Supplies	416	400	16	600
745 · Bank Service Charges	5	35	(30)	35
746 · Donations	-	150	(150)	150
747 · Electricity	191	152	39	228
748 · Fees, court/misc.	55	160	(105)	240
749 · Insurance	773	800	(27)	800
752 · Miscellaneous	56	267	(211)	400
753 · Postage	651	591	60	823
754 · Printing and Reproduction	-	320	(320)	480
755 · Professional Fees	-	640	(640)	960
Total 740 · Administration	2,147	3,547	(1,400)	4,764
Total Expense	35,950	37,333	(1,383)	85,700
Net	53,925	44,200	9,725	-

8/31/05

Security Deposit	\$ 4,000
2004 Road Funds Carry Over	\$ 17,307
Securies	\$ 66,310