

# Merifield Acres Landowners' Association

## 42<sup>nd</sup> Annual Meeting Minutes—October 14, 2018

- I. **Call to Order:** The meeting was called to order by Kevin Hensley, President, at 1:00 pm at the Oak Park barn. 37 Members, including Board Members, were present.
- II. **Roll Call (by sign-in):** The following board members were present: Annie Hensley, Kevin Hensley, Rick Baldwin, Lee Baldwin, Emily Howie, Ed Mazur, David Hammer, Alan Weyman, Phil Beck, Rusty Bishop, Katie Ott, Mike Gupton, Kent Galvin, Kathy Compton.

- III. **Committee Reports/Open Issues (organized alphabetically by Committee after President's and Treasurer's reports)**

***First Order of Business and President's Report***—Kevin Hensley

Kevin acknowledged all the volunteers in the community who came out so early in the morning after the storm to clear up the damage. Bill Carroll spent hours on the tractor, blowing the roads. Kevin wants to especially thank Barbara Tierney, who fed the volunteers.

Has everyone seen Harvey, the giant rabbit in Oak Park? Let's thank Phil Beck for his great work. We are proceeding with termite prevention and waterproofing.

Please take note of all the elements of our community improvement—especially the split rails and front entrance, thanks to Butch Cheatham and his team. Volunteers cleared the front entrance and Merifield Drive this year, which greatly improved the overall appearance.

Emily Howie will send out emails about whenever we plan a community volunteer opportunity.

We're in good shape financially, too. See Ed Mazur's report (below). Our investments are earning and will give us the opportunity to continue making improvements, like the swing sets at the tennis courts and Oak Park.

***Treasurer's Report***—Annie Hensley, Treasurer, presented the report. Our Carter's Bank account is currently at \$72,829.30. Our investment CD is at \$101,166.16. The proposed budget, which was previously mailed to all members of record, was presented and voted on. The budget was approved without dissent by the membership.

***Financial Committee***—Ed Mazur presented the report. The Financial Committee was handling \$202,000 as of the end of Sept. (This investment account was established in 2007 with \$21,000). Until this year the money was in 3 funds, so the Board encouraged a review of the funds to determine how this resource can best serve the neighborhood, preserve principal, and reduce exposure to investment volatility. We are now in a money market fund

with Merrill Edge. The financial committee will make a recommendation for where to place the money for a better balance and fixed income. An investment policy has been drafted and is being revised to preserve principal, grow it responsibly, and make special project financing (like the Oak Park improvements and road and common areas improvements) available.

***Appearance and Beautification***—Butch Cheatham reported. Please help with trash pickup along Merifield's roads. Chip Overton wanted to thank volunteers for picking up trash around the community. The committee wants to thank Kevin and Annie Hensley for all that they are doing for the community.

***Architectural Committee***—Alan Weyman reported. He wants to acknowledge Andy Ferguson for all of his work, record keeping, and reviewing and writing reports for the committee. Since the last annual report six *Requests for Approval* were submitted to the Committee for review. They were all approved as follows:

- New house on Occoneechee Drive,
- New house on Merifield Drive,
- New house on Meriwether Drive,
- Addition to attached garage on Cheverly Road,
- Shed on Eagle Perch Court,
- Boat shed and pergola on Oak Run.

There are no reviews ongoing or pending.

No issues or complaints were reviewed last year, and none are currently under review by the Committee. Annie asked that Architectural Committee keep her informed of completion when possible. 440 people who own. 550 lots. About 300 houses.

***Directory***—Lee Baldwin reported that the Directory is continuing to be updated.

***Aviation Committee***—Rick Baldwin—Airport Day on June 9 was a great success. We had about 95 people in attendance. In addition to the hot dogs, hamburgers, RC club, and gliders for the kids, our pilots gave 61 rides. We plan to repeat the process next year.

***Common Areas and Facilities Committee***—Alan Weyman reported. We have made improvements to the front entrance and to Oak Park. There have been no events in the barn.

***Deer Control Committee***—Scott Diamond—(Kevin reported in Scott's absence). We harvested 4 deer this year.

***Newsletter, Email and Newcomer Welcoming***—Emily Howie has taken this job over from Cindy. We are coming up with ideas of how to involve new people. Please send information and suggestions to [Emily.howie@halnorman.com](mailto:Emily.howie@halnorman.com).

**Roads and Maintenance Committee**—Mike Gupton (and Kent Galvin)

There were not many improvements this year, but we’re hoping to get enough of an increase in MALA’s investments to begin working on roads next year. We’ve been working on the culvert near the Lyon’s house. Part of the pipe is collapsing, and the pipe is full of roots. Next year, we will need to replace the drainpipe. We’ll be continuing to assess and come up with a master plan with a dollar figure for each road to tar and gravel or asphalt. Individuals are responsible for their own driveway culverts but otherwise (main roads) let Kent know. We want to assure that the tar and gravel work is done to our standards. It may be considered in the master plan to lay asphalt on High Point Drive from Lakepoint to Darcy.

*Mowing done under MALA Maintenance Contract from Mike Hite*

Week	Main Entrance	Airstrip/ Orchard	Oak Park	Primary Roadsides	Tennis Court	Secondary Roadsides	Front Fields
8-1-18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
8-8-18	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8-15-18	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
8-22-18	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8-29-18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
9-5-18	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9-12-18	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
9-19-18	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
9-26-18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				

*9-26-18—cut and removed tree on Occoneechee and helped with tree on Briarfield Ct.*

**Security Committee**—David Hammer—This has been our first year without one complaint regarding security.

**Webpage**—Hal Norman reported that he is improving the website, rearranging sections and optimizing menus, and is introducing a new airport and aviation section. He is posting historical annual meeting and board meeting minutes, and plans to create indexes for them. He will also be adding more emergency information. He noted that are we are missing a number of the old minutes, and he needs copies of the missing ones. A list of missing minutes will be posted. He is also looking for contributions to a new photo gallery that will soon be introduced. Please send photos you think are interesting to: [mala@halnorman.com](mailto:mala@halnorman.com).

**IV. New Business**—Lee Baldwin introduced the Merifield Appleseed Project, which the Board had approved at the August meeting. Merifield residents are encouraged to sponsor the planting of a heritage apple seedling to replace the old trees that have died in the orchard. Each sponsorship of \$60 will pay for the seedling, the deer resistant fence, soil amendments, etc. Volunteer workdays will be announced. Please see the newsletter for a sponsorship form, if you want to sponsor a tree.

Kevin—We will be replacing the old playground with equipment that has been donated. We will need volunteers and trailers to help us rebuild with these newer slides and playground equipment.

Rick Baldwin—We are repairing and replacing the airport cones.

Discussion was raised about our cellphone reception and dissatisfaction with Shentel's Internet service. Verizon *Wireless Network Extenders* (product designation) can be purchased by individuals who are Verizon wireless subscribers. These are essentially private cell towers for your house—they are not signal boosters. They connect to your high-speed Internet service (required) and provide cell service through that. These devices can be purchased through Verizon for about \$275. The Board will consider sending a letter to request action regarding the generally poor service within Merifield Acres. A member noted that Mecklenburg Electric Cooperative has announced that it will offer high-speed Internet service, although the date of this is not certain.

**V. Adjournment**

The meeting was adjourned by Kevin Hensley at 1:59 pm.