

Merifield Acres Landowners' Association

44th Annual Meeting Minutes—October 10, 2020

- I. **Call to Order:** The meeting was called to order by Kevin Hensley, President, at 12:00 PM at the Oak Park barn. Thirty MALA members were in attendance, including the members of the Board.
- II. **Roll Call (by sign-in):** The following board members were present: Kevin Hensley, Annie Hensley, Rick Baldwin, Lee Baldwin, Emily Howie, Hal Norman, Carolyn Ferguson, David Hammer, Alan Weyman, Phil Beck, Rusty Bishop, Mike Gupton, Katie Ott, Tim Ott, Kent Galvin, Art Divens, and Chris Crouse.
- III. **Minutes**—Minutes from the Annual Meeting of 10-12-2019 were approved as written.
- IV. **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

We want to thank all of you for coming to the Annual Meeting.

Thanks to Barbara Tierney and her crew for planting and mulching the flower beds at the Oak Park barn. The perennials are thriving. Thanks to Marc and Melissa Carney for spraying around the Oak Park grounds. And many thanks to Mike Iannuzzi and Victoria Sondecker for the bluebird houses in Oak Park and the apple orchard. All but one of the houses now has bluebird residents!

The first order of business is the approval of the proposed budget for 2021. The proposed budget for 2021 was approved by a majority vote, with two opposed and one abstaining.

The six candidates for the 2021 MALA Board of Directors and the one candidate for the Architectural Committee were each elected by a unanimous vote.

Treasurer's Report—Annie Hensley, Treasurer:

The association has funds at Carter's Bank totaling \$84,038.23 (This includes our operating funds, etc. and also our road funds (roughly \$37,000)). We also have two CDs at Carter's Bank totaling \$105,387.70, and a CD in Touchstone Bank in the amount of \$80,000.

Financial Committee— *Ed Mazur was not present to report.* As of August, 2020 we had \$202,992.28 in Benchmark investments. [For a detailed report please refer to the Board meeting minutes from August 2020 meeting]

Appearance and Beautification—Kevin Hensley presented for Chip Overton and Butch Cheatham. We would like to express our appreciation for the work that Chip Overton has done to maintain the front entrance, and for Butch Cheatham's work replacing the Japanese maple tree that died earlier this year.

Architectural Committee—Allen Weyman, Chair:

There were 16 requests for Architectural approval submitted for review this past year. Ten of them were approved. Five were disapproved or cancelled; three of those disapproved were eventually resubmitted and approved. One was a preliminary request that the Committee had no objection to and was later submitted as a final request and then approved. The previous year there were 13 approvals. To summarize, the approvals were:

- Two houses, one each on Ridge Drive and Highpoint Boulevard

- One pergola on Eagle Perch Court
- Two detached garages, one each on Occoneechee Drive and Beechwood Court
- Two attached garages, one each on Meriwether Drive and Stacy Court
- One garage extension on Stacy Court
- One shed on Lakepoint Drive
- One deck extension with a screened porch on Merifield Drive

No Requests for Approval are currently being reviewed. No written complaints have been received this year. No issues are currently being investigated.

I look forward to my continued close working relationship with all the MALA Board, the Architectural Committee members and the homeowners in the coming year.

Aviation Committee—Rick Baldwin, Chair:

Our airport has seen a steady increase in usage. We have one based aircraft. Several visitors have utilized our airport to fly in and check out the community. We need to look at seeding, fertilizing, and liming the airstrip. Sambo Lewis took samples of the airstrip last year and submitted them to Virginia Tech for analysis. The grass strip needs lime, and Sambo encouraged liming in the fall.

Orchard Update—(Merifield Appleseed Project), Lee Baldwin:

Our orchard continues to grow, as we explore solutions to some ongoing problems. The best solution for the year was the well drilled for us to supply the water for irrigation. Many, many thanks go to Kevin, Annie, and Hensley's Well Drilling! In order to accomplish irrigation for the coming years, we will be installing water lines and freeze-proof faucets in the orchard and looking into drip irrigation methods to install. The survivors of the 2019 planting bring us to 16 heritage apple trees and five established trees. We are now researching sources for 7-10 more trees, 3-4 years old each, as these older trees will have a better chance of survival. Please consider volunteering with the Orchard Care Team to help with planting, weeding, mulching, and watering. Anyone wishing to contribute to our Orchard, please contact Annie Hensley at PO Box 70, Clarksville, VA 23927.

Common Areas and Facilities Committee—Allen Weyman, Chair:

The Oak Park barn and grounds look beautiful. We have had no reservations for use of the barn this year.

Deer Control—Kevin Hensley reported for Scott Diamond:

Six deer have been harvested so far this year. The deer have a beneficial effect in that they slow down traffic.

Roads and Maintenance Committee—Mike Gupton, Chair:

Thanks to all the volunteers who helped clear and remove trees without any cost to MALA. Any money we save with volunteer labor is that much more we will be able to use for road maintenance.

We solicited bids to do the road surfacing and Lanco Paving was the only company capable of doing all of the different types of work that we require. Lanco began some tar and gravel work in early summer, but the asphalt plant temporarily closed due to Covid-19, delaying completion of the project.

Hiddenwood Court, Westpoint Drive, and the beginning of Cedar Lane were patched and one layer of tar and gravel applied.

On September 21st, the old 12" culvert on Merifield Drive (near Mike Lyon's house) was replaced with a new 18" culvert. The new culvert was covered with gravel and several inches of crush and run; this will be patched with asphalt after settling. At the same time, repairs will be made on Merifield Drive at the first curve and just before Occoneechee Drive. There will also be repairs made to the root damage near the airport on Merifield Drive and on Center Court.

All work should be completed shortly. The total cost will be \$25,200.

Security Committee—David Hammer, Chair:

There were no security issues to report.

Newsletter, Email and Newcomer Welcoming—Emily Howie, Chair:

Please remember to send in your stories for the newsletter. We are updating the email contact list. At present we have 257 email addresses. We had hoped to have community events this year, but we'll just have to wait and see what we can do next year. Please contact Emily at Emily.howie@halnorman.com to support the newsletter.

Webpage—Hal Norman:

The MALA website came under attack for several days in June, primarily from hostile sites in China and Vietnam. Because of this, our website hosting provider shut down all access to our site for about two days. Hal had to purchase a monthly security/firewall application from the hosting provider in order to effectively block these attacks. The security package is working very well, and for the time being, will be kept in place.

As always, please send any interesting information or photos to: mala@halnorman.com.

V. New Business

Mike Gupton has solicited bids for the general maintenance contract, which will be considered on October 15.

VI. Adjournment

The meeting was adjourned by Kevin Hensley at 12:35 PM.