

MERIFIELD ACRES LANDOWNERS ASSOCIATION

Route 1, Box 59B

Clarksville, Virginia 23927

The March 4, 1989 meeting of the Board of Directors of MALA was held at the stable in Merifield Acres at 2:00 PM. Board members present were as follows: Rick McKinney, Mike Gupton, Harry Wells, Helen Albrecht, Frank Simes, Hank Sadler, Margaret White, Alice Masterson, Frank Clippinger, Mark Nunn, Vance Rucker, Fred Clark, Tom Parker, Paul Grady, Debbie Best and Grace Blackwood.

Others invited to attend were: Jim and Margaret Morgan, Clement and Elizabeth Gadwah, Helen Baty and Don McCardle.

TREASURER'S REPORT: Helen Albrecht submitted the Financial Statement, a copy of which is attached. Helen mentioned that she and our President Rick McKinney are the only bonded members.

ROADS COMMITTEE: Margaret White submitted a copy of her work with the Roads Committee. She stated that we have a separate contract for snow removal and mowing with Dennis Hayes.

COMMON FACILITIES: It was mentioned that a common facilities chairman had not been selected as of this time.

SECURITY COMMITTEE: Frank Simes submitted a copy of his work with the committee. He also mentioned that Dennis Hayes would like us to report to him if we are going to be away.

ARCHITECTURAL COMMITTEE: Since Mary Alice Simes, committee chairman, was unable to be present Frank said he knew of no new homes that were built since our last meeting in December.

Phil Ollie was present at the beginning of the meeting to accept a letter and plaque of appreciation from all of us. I believe Mary Alice Simes was responsible for this endeavor. We all wish Phil well in his future endeavors and thank him for the security he provided us while he was our security officer.

Don McCardle was introduced as a "soon to be" new resident of Merifield. He hails from Pennsylvania where he owned and operated a cablevision business. He talked about the feasibility of cable in Merifield and that is enough interest is shown (issue will be polled) he could set up a cable system for us in Merifield immediately. The programs would be up to the home owners and would probably cost in the vicinity of \$15.00 monthly. He could connect wiring to existing poles as well as underground where indicated. He would contact Mecklenburg Electric to see what exists -- obtain a franchise and take it to the utility company. He feels he would need two dishes and an 8' x 10' building to house the electronics. The dishes and building would be situated within Merifield. It is too early to determine the locations.

Alice Masterson saw a Lawyer about the dog issue and in his opinion the covenants could be enforced and that he would write a letter if necessary. It would of course not be free. A class action could be instituted if people did not comply.

A motion was made that a letter be drafted by an attorney and if the covenants were not followed there would be a class action against the violators. Margaret White and Helen Albrecht seconded it. A vote was taken on the issue of a letter being drafted and sent to all Merifield home owners concerning the dog issue. There were nine (9) votes for a letter being sent and seven (7) against.

NEW BUSINESS; It was mentioned that Joe Noah is aware that termites are getting into the hangar supports and that we must deal with this. The feeling seems to be that this issue needs our help. We should properly maintain the property whether we own or fly a plane. Whomever uses hangar pays his own insurance.

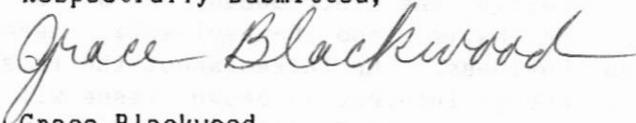
It was also mentioned that Dennis Hayes needs a place to store his equipment used to maintain Merifield. A thought was to erect a storage building on the concrete slab that already exists next to the hangar. We would not have to concern ourselves with the insurance on his equipment. Mr. Hayes insurance would cover his equipment and it would be advantageous to us to have the equipment locally and not have to pay for his transportation of it (from elsewhere). A committee of three (Paul Grady, Joe Noah, Dennis Hayes) will give us an estimate on the cost of a storage building next to the hangar. Helen Albrecht moved that the above named present an estimate of the cost to the Executive Committee.

Helen Albrecht stated that the MALA checking account would be changed to require only one signature on checks written in the amounts of \$100.00 or less, subject to bonding.

Helen Albrecht also mentioned that the trim on the stable needs attention. Any volunteers?

The meeting was adjourned at 3:50 PM.

Respectfully submitted,



Grace Blackwood,
Secretary

Enclosures

ASSETS ON HAND MARCH 5, 1989

Sovran Bank Money Market	\$10,404.00	
Sovran Bank Checking	15,297.89	
Central Fidelity CDs	62,656.68	
Dreyfus Account	6,582.48	
Checks on hand	<u>3,875.00</u>	
TOTAL ASSETS ON HAND		\$98,816.05

INCOME RECEIVED DEC 4, 1988 - MARCH 5, 1989

Interest Income Sovran Accounts	\$ 51.83	
Interest on Dreyfus	173.01	
Interest on CDs	1,147.01	
Liens, Assessments, Refund	<u>23,143.92</u>	
TOTAL INCOME FOR PERIOD		\$24,515.77

EXPENSES DEC 4, 1988 - MARCH 5, 1989

Electricity	\$ 74.54	
Bonding	187.00	
Postal Permit, postage, printing	218.55	
Refunds on overcharge Units 1,3,4,5	215.00	
Corp tax & preparation of tax forms, Ollie & Hayes	50.00	
Security	2,062.50	
Phone answering machine	104.49	
Snow plowing	1,068.75	
Roads & supplies & backhoe	247.65	
Common Facilities	55.00	
Architectural Committee	<u>137.81</u>	
TOTAL EXPENSES		\$ 4,421.29

SECURITY

Dennis Hayes will furnish security patrol services in the Merifield Acres subdivision, Mecklenburg County, Virginia, not as a employee, but as an independent contractor.

The duties of the Security Patrol shall include, but shall not be limited to the following:

1. Patrol ten hours per week on five (5) random days per week, using a vehicle equipped with a C.B. radio.
2. Cover the entire area as frequently as time permits, making much of the patrol in hours of darkness, with revisits to areas indicating problems.
3. Maintain a log noting times of patrols and anything of possible interest or concern.
4. Survey unoccupied homes, reporting anything of a suspicious nature.

Dennis Hayes, (or his agents or his employees, if any), shall make his own schedule of patrols, subject to the conditions noted above, which shall be for maximum protection of the area; shall furnish the patrol vehicles and pay all expenses pertaining thereto, furnish any uniforms used during patrolling; and pay all taxes, insurance, etc.

MARCH 1989 - ROADS COMMITTEE REPORT

The President asked me to clean up the proposal, making the corrections which the Board had asked for in December and come up with a complete job packet for the combined new position.

The Caretaker/Working Manager Packet was developed as follows:

- Security Contract
- Two page job description
- Snow Removal Contract
- Mowing Contract
- Allotment of Hours per category (Summary of Cost & Labor)
- Supplemental List of Jobs to be accomplished as time allows

This packet was presented to the President, Treasurer, Arch.Chairperson, Security Chairman and Roads Chairman for approval. I was then put into final form.

Phil Ollie was offered the position. He studied the cost, etc. and declined. The position was then offered to Dennis Hayes, he accepted. Phil Ollie worked with Dennis to make a smooth transition.

The new position breakdown of hours is as follows:

January 1989 - 98½ hours	February 1989 - 69 Hours
Arch. 5½ hours	Arch 3 hours
Com.Fac. 13 3/4 hours	Com.Fac. 14 hours
Roads 25 hours	Roads 14½ hours
Security 54½ hours	Security 31½ hours

You will note in Feb. much less time was spent on security as some security checking was done while snow plowing, cleaning culverts, etc.

In the absence of a Common Fac. chairman, the Roads chairman assigned some orchard and park work to the Manager, also Airport repairs and work.

Extensive road repair had to be made on Occeenneechee, as an old well caved in, which had to be filled with rock and cement and sealed, again the manager did this work; which saved bringing in a contractor.

One builder has a "For Sale" sign displayed, several attempts have been made to have him remove it to no avail. Case presented to Judge Vaughan in South Boston, he as our lawyer has written Conrad Enterprizes a letter in accordance with the Restrictive Covenants giving them 10 (ten) days to remove the sign or legal action will be taken.

As Chairman of the new Steering Committee, I feel that the new position is a positive step in the right direction; although I am sure we will find areas which will need change and revision.

Snow Removal Hours are as follows:

2/17/89 15 3/4 @ \$50.	\$787.50
Backhoe 2 3/4 @ \$25.	68.75
2/24/89 4¼ @ \$50.	212.50

Respectfully Submitted

New Bus.: Repair of Hangar

M. White