

## MERIFIELD ACRES LANDOWNERS ASSOCIATION

Route 1, Box 59B  
Clarksville, Virginia 23927

The June 4, 1989 meeting of the Board of Directors of MALA was held at the stable in Merifield Acres at 2:00 PM. John Floreth was kind enough to fill in for Rick McKinney at this meeting. Board members present were: Tom Parker, John Floreth, Ronny Pittman, Margaret White, Vance Rucker, Helen Albrecht, David Howell, Betty Noah, Hank Sadler, Frank Simes, Paul Grady, Julie Durham, Mark Nunn, Frank Clippinger, Debbie Best and Grace Blackwood. Others present were: Mary Alice Simes, Charlotta Howell and Mark Lane. The minutes of the March 4, 1989 meeting were approved as read by Mary Alice Simes.

**TREASURER'S REPORT:** Helen Albrecht submitted the financial statement, a copy of which is attached.

**ROADS COMMITTEE:** Margaret White submitted her report on the roads, a copy of which is attached. She stated that Dennis Hayes has done considerable patching of potholes that doesn't seem to be holding up too well. He feels he would need new equipment to patch more efficiently but new equipment is too much of an expense at this time. Dennis will be basically patching potholes and curves until fall.

**COMMON FACILITIES:** Jim Morgan is our new Common Facilities Chairman. He will be working with Dennis Hayes in several areas in Merifield. It was suggested that the people living near or around the circles help maintain them or that something be done to make them as attractive as possible.

**SECURITY COMMITTEE:** Frank Simes reported that some barricades had been stolen and placed on MALA property. Otherwise, all was well.

**ARCHITECTURAL COMMITTEE:** Mary Alice Simes reported that 6 new homes were approved.

**OLD BUSINESS:** Paul Grady reported the present hangar has outlived its useful life as a hangar. He felt it would only be useful as an equipment storage area for Dennis Hayes. It would cost about \$1,000.00 to patch the hangar for storing equipment, but it would not be worth rebuilding it as a hangar, because it is unsafe. Tom Parker made a motion that we repair the present hangar for use for equipment storage and the cost should not exceed \$1,000.00. Mary Alice Simes seconded the motion. The motion carried.

Since Don McCarl (the man who spoke to us about cable in Merifield) sold his lot, we have lost our opportunity to have cable. Mecklenburg Electric Cooperative doesn't want to pursue cable in Merifield because it would be too expensive.

It was reported by Margaret White that Dennis Hayes will paint the trim on the stable as soon as possible.

Update on the dog issue. Alice Masterson, Margaret White and Helen Albrecht saw a lawyer who composed a letter, which was sent to all MALA owners. About half of the dog owners paid attention to the letter. After July 1, 1989 there will be "more teeth in it". At this time everything is status quo.

NEW BUSINESS: David Howell stated that he didn't feel the cash we had on hand would be enough to maintain our roads and that we may have to consider increasing our annual fees. Since our roads have no base we will eventually have to consider new roads in the future. This will be a very expensive job, but one we will have to face.

It was mentioned that Dennis Hayes feels we have neglected our renters in that they are not aware of our restrictive covenants. Efforts will be made to furnish this material to them.

Margaret White mentioned she had been approached by several new families about the possibility of school buses coming into Merifield to pick up and deliver children at several areas rather than at the entrance. There are more children in Merifield now and this request seems valid. Margaret White made a motion that these parents form a committee and present us with the information they obtain after talking with the School Board.

Margaret White stated that an out-of-county lawyer (Mr. Paul Giles) was brought to Merifield on May 27, 1989 to discuss The Property Owner's Association Act, which will take effect on July 1, 1989. Frank Clippinger made a motion that we comply with The Property Owner's Association Act. Julie Durham seconded the motion. A special meeting was suggested by Helen Albrecht, to be held before July 1, 1989 to help us become more aware of the new law.

David Howell felt that Board members should have been made aware of the meeting with the lawyer and questioned the expenditure. David made a motion that Board members be notified as expeditiously as possible (within 10 days) after a decision has been made by the Steering and Executive Committees. Margaret White seconded the motion. The motion carried.

The meeting was adjourned hurriedly at 4:00 PM by John Floreth due to inclement weather.

Respectfully submitted,

*Grace Blackwood*

Grace Blackwood  
Secretary

TREASURER'S REPORT - JUNE 4, 1989

ASSETS ON HAND JUNE 4, 1989

Sovran Bank Money Market	\$25,596.65	
Sovran Bank Checking	3,933.24	
Central Fidelity CDs	63,814.63	
Dreyfus Account	<u>16,797.52</u>	
TOTAL ASSETS ON HAND		\$110,142.04

INCOME RECEIVED MARCH 5 - JUNE 4, 1989

Interest Income Sovran Accounts	\$ 300.43	
Interest on Dreyfus	215.04	
Interest on CDs	1,157.95	
Liens, Assessments & Keys	<u>23,706.94</u>	
TOTAL INCOME FOR PERIOD		\$ 25,380.36

EXPENSES MARCH 5 - JUNE 4, 1989

Electricity	\$ 400.40	
Roads & Security for March & April	1,845.00	
Supplies for Roads & Common Facilities	270.62	
Mowing	2,400.00	
Lawyer	175.00	
Postage	60.00	
Lien Releases	125.82	
Administration Printing, Supplies, Flyers, etc.	<u>85.00</u>	
TOTAL EXPENSES		\$ 5,001.84

ROADS COMMITTEE REPORT FOR JUNE 1989

Due to the large amount of rain, considerable time has been spent on mowing. We have expended at least 1/3 of our mowing budget, but this will subside with hot dry weather.

Much ditching has also had to be accomplished, as the heaving run off has clogged up culverts and overflowed some roads.

Due to the heavy hauling by builders the normal patching that our Maintenance Manager does was not holding up. He ordered a load of gravel and secured the hot asphalt machine and did a second repair job on the roads. (Just the Pot Hole repairs accounted for 1/4 of our Maintenance expense during May.

Our Manager also did an extensive inspection tour with our Roads Contract, they measure all areas needing spot work and also roads needing complete resurfacing.....giving special attention to the circles where new homes are being built. The end of June the repairs will be made, with the extensive road work being done in the Fall. An estimate has not been received as of the date of this meeting.

Submitted by  
*M. White*  
 Rds. Chrnm.

MERIFIELD ACRES LANDOWNERS' ASSOCIATION  
ROUTE 1, BOX 59B  
CLARKSVILLE, VIRGINIA 23927

Architectural Committee, June 4, 1989

Houses were approved for

Mr. and Mrs. Joseph Tucker, 33 Highpoint

Mr. and Mrs. Thomas Smith, 154 Meriwether Dr.

Joe and Loretta Donnelley, 167 Roanoke Ct.

Mr. and Mrs. Paul Hutchins, 143 Briarfield

Robert Fariole, 101 Longmeadow

Michael and Sylvia Billings, 28-29 Lakepoint Dr.

Garage approved for Richard Panuska at 85 Oak Run.

Satellite dish antennas approved for Walter Lutterloh and Ed Kaiser both of  
Crescent Lane.

Mary Alice Simes, Chm  
Ken Hensley  
Mike Gupton