

Merifield Acres Landowners' Association

Board of Directors' Meeting
March 3, 1996

The meeting was called to order at 1:45 p.m. by President,
Harry James.

Minutes - inasmuch as the minutes had been mailed to all members of the Board, the Secretary asked for a motion to accept the minutes as of record. John Floreth so moved, Frank Clippinger seconded the motion, which carried unanimously.

Treasurer's Report - (~~enclosed~~) John Floreth presented a four part detailed report. The first page gave a Summary of Accounts, listing the 1995 Income and expense. The second page provided a Profit and Loss Statement from 1/1/95 through 12/31/95, noting a deficit of \$2,414.96. The third page of the report furnishes the 1996 Budgeted Income/Expense -vs-Allocation. The final page of the report outlines the Profit and Loss Statement from 1/1/96 through 3/2/96. John Floreth called to the Boards' attention that an overage of income appears in this statement inasmuch as some 45% of the assessments come in during this period.

Committees:

Roads - Dr. Frank Clippinger reported that due to snow and ice, our Resident Manager has put in many extra hours, in fact hours allotted for March and April have already been used. This will not affect our mowing schedule as it is set up separate from general hours. It was noted that some damage has occurred on Merifield Drive from heavy equipment. A motion was made by Margaret White 'that the Board support the Roads Chairman in his writing a letter to the contractor causing damage informing him that he is liable'. John Floreth seconded, motion passed. It was reported that pine beetles have been observed at High Point and Maplewood. An announcement was made asking residents to feel free to pick up fire wood that was cut from downed trees during the storms. The secretary will call Mecklenburg Electric Coop and ask if they will clean up the brush from their right-of-way. (A detailed Roads report is enclosed).

Architectural- Mike Gupton reported that from 12/3/95 through 3/3/96 two houses and one satellite dish had been approved. Much discussion ensued regarding complaints about the Norris house under construction in 7D. The Board will write a letter to Mr. & Mrs. Norris regarding changes in their construction that were not approved by the architectural committee. (Detailed Architectural report enclosed).

Common Facilities - Ed Smart stated that he had shopped for concrete benches to place at the entrance way for the school childrens use. He was not as of yet satisfied with the benches looked at. M. White made a motion 'Allowing the committee to use their own judgement in selecting and placing the bench', Frank Clippinger second, motion passed with Tom Lilly opposing, as he did not think bench necessary.

Finance - No Report

School and Youth - No Report

New Business:

Resignations - The President had received three resignations. Merlin Huff, Security Chairman effective 3/1/96. Carol Cox, effective 3/1/96 and Ann Salway effective 5/1/96. The President appointed Eric Scheidt as the new Security Chairman.

Nominations of Judy Buccini and Jerry Boyle were made and the President asked for other nominations from the floor. There were no other nominations. Margaret White made a motion that the nominations be closed and the two nominees be elected by acclamation. John Floreth seconded, motion passed unanimously. Their terms of office will expire in September 1998.

Newsletter - it was decided that a newsletter should go out to the membership at the same time the second billing for assessments goes out in order to save postage.

Yard Sale - the Board did not have objections to Grace Hall having a yard sale, but it was agreed that each case should be reviewed and sales only be held on private lots.

Mecklenburg County Trash Dumpsters - It was rumored that the dumpsters at J&B convenience store were to be removed. It was agreed that some political pressure should be brought upon the County Board of Supervisors, but none was formally organized.

The meeting was adjourned at 3:15 p.m.

Respectfully submitted,
Margaret White
Margaret White, Secretary

Present for Meeting:

Tom Lilly	Jerry Boyle
Tom Parker	Ed Smart
Ann Salway	Judy Buccini
Frank Clippinger	Mike Gupton
Jim Masterson	Harry James
John Floreth	Margaret White

MERIFIELD ACRES LANDOWNERS ASSOCIATION

ROADS COMMITTEE REPORT

March, 1996

Compared to the past few years this year has been unusual in that we have experienced three significant snowfalls and an ice storm that produced significant tree damage. Fortunately, the road surfaces have not suffered very much, although there are some repairs to be made and a few reflectors will need replacement.

Dennis Hayes has been very much on top of the situation and has kept the roads passable. He is still in the process of cutting and chipping the downed trees and branches and it is hoped that this will be finished soon. The time required to plow, sand, and cut has been significant, and Mr. Hayes is as of early March using maintenance hours originally allocated for May. It is probable that other functions that should be done this year will have to be delayed unless additional monies can be found. We are not planning to use the special assessment money designated for upgrading the road surfaces for this purpose.

How much asphalt upgrading we can do depends on the landowners' response to the special assessment but it is intended that we can asphalt all of Lewis Drive and hopefully more during 1996, in addition to regular maintenance.

There has been some damage from heavy equipment on Meriwether Drive. We have asked Lawrence Nunn to give us an estimate of repair costs and it is our intention to discuss this with the landowner who is responsible.

There is a pine bark beetle infestation involving two lots on the corner of Maplewood Drive and High Point. The State Forester has inspected this area and has designated what needs to be done. We are contacting the lot owners, neither of whom are local residents. On the positive side, however, this problem may be burning out; there are no newly dead trees, and the very cold weather we have had this winter will help control the beetles.

Respectfully submitted:

Frank W. Clippinger M.D., Chairman
March 3, 1996

BUDGET 1996

1/1/96 THROUGH 6/9/96

Account Description	1996 Budget	Actuals Y-T-D	Actuals/ Budget %
INCOME/EXPENSE			
INCOME			
Assessments:-			
Special	21,440	19,144	89 %
Arrears	500	916	183 %
Regular	52,500	48,706	93 %
Total Assessments	74,440	68,766	92 %
Fees, Court/Pkt	300	120	40 %
Interest:			
C. D.	2,850	1,176	41 %
Checking	860	195	23 %
Dreyfus	175	65	37 %
Invest. Acct.	255	337	132 %
Total Interest	4,140	1,773	43 %
Reserve Draw Down	7,500	7,500	100 %
Miscellaneous	30	4	13 %
TOTAL INCOME	86,410	78,163	90 %
EXPENSES			
Administration:			
Other, Fees, Misc.	190	108	57 %
Copier/Computer-Main	250	68	27 %
Postage, Bulk Mailin	750	416	55 %
Printing, Paper	300	105	35 %
Total Administration	1,490	697	47 %
Common Facilities	2,000	186	9 %
Committees (All)	100	0	0 %
Donations	30	0	0 %
Electric: Usage/Repair	155	65	42 %
Fees/Court & Misc.	800	43	5 %
Fees/Legal	200	0	0 %
Insurance	700	199	28 %
Manager (P.2)	33,205	13,836	42 %
Roads/Capital (P.2)	46,170	959	2 %
Taxes & Preparation	1,300	1,661	128 %
Miscellaneous	260	0	0 %
TOTAL EXPENSES	86,410	17,646	20 %
TOTAL INCOME LESS EXPENSE	0	60,517	----

BUDGET 1996

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1/1/96 THROUGH 12/31/96

Account Description	1996 Budget	Actuals Y-T-D	Actuals/ Budget %
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MANAGER CONTRACT WORK+			
Mowing/Maint. Contract			
Mowing	15,476	5,146	33 %
Snow Removal	960	9,940	1,000 %
Maintenance	14,065	1,664	12 %
Security	2,704	1,040	38 %
Chipper Payback	(Hrs)	(30)	----
Total Contract	33,205	17,790	54 %
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PROJECTED CAPITAL EXPENSE+			
Road Maint./Upgrades			
Maint./Repairs	9,000	0	0 %
Asphalt Upgrades	16,400	0	0 %
New Road Upgrades	3,600	0	0 %
Supplies	2,170	959	44 %
Total Roads	31,170	959	3 %
MALA Equip. Building*	15,000	0	0 %
Land Acquisition*	0	0	0 %
Total 1996 Capital	46,170	959	2 %

+ These monies subject to adjustment by Roads Committee Chairman

* Evaluation Committee findings subject to approval by MALA Board

SUMMARY OF ACCOUNTS
for
1996 Income and Expense

ACCOUNT NAME	BALANCE 01/01/96	CREDITS	DEBITS	BALANCE Y-T-D
Checking (Nations Bank)	15,980	53,293	40,931	28,342
Certificate of Deposit (Central Fidelity)	52,341	1,176	3,140	50,377
Investment Account Dreyfus Liquid Assets	3,309	65	0	3,374
MALA Capital Account (Nations Bank)	6,244	42,552	0	48,796
Petty Cash (MALA Treasurer)	1	54	53	2
 TOTAL ACCOUNTS	77,875	97,140	44,124	130,891

COMMENTS: Funds transferred ("draw-down"): \$ 7,500
 Funds transferred (33% Reg. Assmts.): 15,572