

MERIFIELD ACRES LANDOWNER'S ASSOCIATION

Minutes of the Board of Directors' Meeting
March 1, 1998

The meeting was called to order at 1 PM by MALA President Margaret White. Visitors were welcomed. The following board members were present: Margaret White, Frank Clippinger, John Floreth, Judy Buccine, Marie Garratt, Joe Noah, Ann Leigh, Michelle Yauch, Tom Lilly, Roger Greenhalgh, Roy Wendt, Jim Gordon, Eric Scheidt, Paul Lautermilch, Tom Parker and Dan Harris. Visitors present for all or part of the meeting were: Walter Cummings, Art Girard, Dennis Hayes, and Mr. & Mrs. Walter Barker.

ANNOUNCEMENTS

1. The death of board member Dott Wells was announced. MALA will develop a special plaque to honor Dott's service to the board.
2. Margaret White discussed the work done to-date on the Mecklenburg County hog farming ordinance and results of meetings of the County Commissioners.

SECRETARY

Minutes of the December 1997 board meeting were approved as distributed by mail to all board members.

TREASURER

The Treasurer's Report, i.e., income-vs-expense budget report through 3/1/98, was distributed, discussed in terms of content and format, and approved.

COMMITTEE REPORTS

Architectural

Margaret White presented the report in the absence of Mike Gupton. During the first quarter of 1998 the committee has approved one house and two garage additions. The report was approved as presented.

Aviation

Replacement of the wind sock was the only item reported by Chairman Joe Noah. Report approved as presented.

Common Facilities

Roy Wendt discussed the stable siding and the work done by Dennis Hayes in Oak Park. Report approved as presented.

Community Service

Jim Gordon restated the need for residents to provide him with the location of their septic tanks and fields. Jim also discussed the Voice Mail System and the associated computerized emergency notification system. The need for MALA to begin subsidizing these systems at a cost of approximately \$200/year was discussed. A motion was made and approved to discontinue these systems due to general lack of use. It was subsequently decided that Jim Gordon would continue to maintain these systems at his expense for a period of six months (i.e., until the annual meeting). If MALA members feel these systems are still warranted, they can write to the association with their comments. Report approved as amended.

Finance

Joe Noah discussed the reserve funds: their history, their make-up, how they are used, and how they are invested. Joe put forth a proposal to re-invest the current CD portion of the reserves in a balanced format of conservative and diversified equity funds. This would re-structure over time to achieve an objective of 90% of the reserves in the diversified equity fund. After much discussion, a motion was made and approved to accept this proposal, with one dissenting vote. Specifics of the proposal can be obtained from Joe Noah. The Finance Committee report was approved.

Legislative

Roger Greenhalgh stated that Frank Ruff had submitted the bill proposed by MALA to the Virginia House of Delegates. Since other areas of the state appear to have similar concerns, the legislature moved to carry this issue until next year. Relief through action by Mecklenburg County was also discussed, and this was not believed to be a viable alternative. Conclusions: MALA will take no action until next year's legislative session. Regarding the pipeline, Roger said that Virginia Beach is cleared for full operation. All prior court decisions have been let stand. Report approved.

Roads

Frank Clippinger distributed a roads report for first quarter 1998. He discussed how rain and lake water levels have affected 1998 work and the culverts put in last year. No asphalt upgrades are planned for 1998. Various items of contract road and ditch maintenance were discussed. Directors were encouraged to travel Merifield roads and report on any areas that need attention. The report was approved as presented.

School & Youth

Michelle Yauch presented for Teresa Garlick and stated that planning for this year's Easter egg hunt is coming together. It will be held Saturday, April 11 at approximately 11 AM. The "Energizer Bunny" will again be contacted to make an appearance. MALA funding of prizes, decorations, and food was voted on and approved. The report was approved as presented.

Security

Since no committee chairman is in place at this time, Dennis Hayes spoke for this committee. Dennis discussed incidents of beer drinking by teens on Merifield property, and one such incident where the beer was confiscated by a Merifield resident. There was some vandalism done to the tennis court by teens on 4 wheelers. Dennis got the parents involved and the court was cleaned. Margaret White spoke briefly about a car break-in incident, and suggested all residents keep their cars locked even when parked at their residences. The report was approved as presented.

OLD BUSINESS

1. Margaret White again discussed the development of guidelines by committee chairpersons regarding the duties and responsibilities of their committees. Guideline drafts are due no later than the September meeting.
2. The "Executive Committee" is addressed in the MALA By-Laws but specific duties and responsibilities are not covered. Margaret solicited recommendations from the board as to what role the Executive Committee should play. It was generally agreed that the EC should not make hard decisions for the Association, but rather formulate proposals to be addressed by the board.

NEW BUSINESS

1. Margaret White discussed the status of the court project regarding the Hwy. 821 facility. Basically, it is still in limbo.
2. Nominations were accepted from the floor for two new board members to replace Dott Wells and Jerry Boyle. Paul Lautermilch nominated Bill McLaughlin, who was approved by a voice vote. Clarence Neese, Richard Polson, and Clyde Mull were also nominated. John Floreth will contact these nominees.

New Business (cont'd)

3. The new Roads Policy (mailed to board members(was discussed. A motion was made to accept the policy as redefined -- approved. A second motion was made to record the policy at the Mecklenburg County Courthouse -- approved (with 3 dissenting votes).

4. VDOT had been contacted regarding requesting the unloading of dirt-loaded dump trucks on Merifield property. Margaret White checked: impact to MALA roads too great, and question as to whether any fill dirt will actually be available. Dead issue!

5. The county property reassessments were discussed, as well as the procedure to follow if you did not agree with it. Joe Noah commented on his recent protest.

6. The meeting was opened for public comment. Walter Cummings spoke regarding his particular situation; re: additional assessments for multiple non-perc lots. Mr. Cummings said he had three options:

- (1) pay assessments for lots of little value -- won't do;
- (2) dispose of lots, including the possibility of letting them go back to MALA, or
- (3) take issue with board's decision and fight--even in court.

Mr. Cummings suggested he sit down with representatives of the board and find an equitable solution.

Arthur Girard then spoke regarding his non-perc lots, three of which are in MF-1 under different covenants. After a lengthy discussion, Mr. Girard recommended that MALA take whatever steps are necessary to make all Merifield assessments equitable, and offered his assistance to accomplish this.

Much discussion ensued, then all guests left the meeting. After further discussion by the board, a motion was made and approved to form a committee to meet with Messrs. Cummings and Girard, assess their grievances, and report back to the board by the next regular meeting. Tom Lilly, Tom Parker, and Lee Hummel were selected to participate on this committee.

A motion was made to adjourn the meeting -- approved. Meeting adjourned at 3:25 PM.

John Floreth, Secretary

