

MERIFIELD ACRES LANDOWNERS' ASSOCIATION

Minutes of the Board of Directors' Meeting  
May 31, 1998

The meeting was called to order at 1:40 PM by President Margaret White. A quorum of ten directors/officers was in attendance: Frank Clippinger, Margaret White, Judy Buccine, John Floreth, Marie Garratt, Michelle Yauch, Tom Parker, Bill McLaughlin, Roy Wendt, and Joe Noah. Dennis Hayes was also present.

The minutes of the March 1, 1998, board meeting were approved as distributed.

**Treasurer's Report** - Judy Buccine distributed a budget report, effective May 31, 1998, and discussed various income and expense items. Contributions of \$50 each to the Clarksville Rescue Squad and Fire Department were approved. The report was approved as distributed and commented upon. Copy attached.

**Architectural Committee** - Margaret White reported for the committee in the absence of Mike Gupton. One house and two additions had been approved during 2nd quarter 1998. Report approved.

**Aviation Committee** - Joe Noah reported that there was no significant activity regarding the air strip since the last meeting. Report approved.

**Common Facilities** - Roy Wendt reported on the tennis court drainage upgrade. His committee is in the process of contracting for a hard-top surface on the walking path and the expansion of the parking lot at Oak Park. Report approved.

**Finance Committee** - Joe Noah brought the board up-to-date on the roll-over of MALA monies to the Dreyfus Equity Fund. In keeping with the financial schedule established in March, \$5000 was transferred from the Dreyfus Short Term Income Fund to the Dreyfus Appreciation Fund account. Report approved.

**Legislative** - Margaret White reported in the absence of Roger Greenhalgh. The amended bill submitted to the Virginia Legislative Committee by Representative Frank Ruff, regarding equal road assessments was returned for further study and to determine if the Mecklenburg County Board of Supervisors would implement operation thereof. The Board of Supervisors previously declined to take this responsibility. Roger Greenhalgh and Margaret White will meet with Representative Ruff and Chairman Hite to establish if local action can be taken or the Bill resubmitted in the next session of the Legislature. Report approved.

**Roads Committee** - Frank Clippinger distributed a quarterly report. Frank said that, at this time, Merifield roads were in pretty good shape. Surface breakup and potholes on Ridge Drive will need to be addressed, along with tar and gravel resurfacing of Cheverly, Roanoke, and Hiddenwood. There are no plans to asphalt any roads or replace any culverts this year. Frank discussed the particular problems associated with Hickory, Cedar Lane, and Maplewood Lane (the three 'non-surface' roads in Merifield). Rebuilding and resurfacing the latter two is still in limbo and up to the residents on these roads. Report approved.

**Security Committee** - Dennis Hayes delivered the report. There were no significant problems to report at this time, although 4-wheel ATV's and go-carts are still a concern on the walking path, along with a non-licensed person driving a golf cart. These items will be addressed in the summer newsletter and a letter will be sent to parents of those involved. It was noted that Bob Buccine was assisting in security patrol. Report approved.

**New Business** - Margaret White brought us up-to-date on the Board's right to 'grandfather' combined (replatted) lots. Per Section 55-510 of the Virginia Code, only the board of directors can vote to adopt changes, provisions, etc. in association by-laws and business activities. In effect, MALA's Executive Committee does not have this authority. Regarding replatted lots, it was decided to take action on the issue at this board meeting as our attorney had recommended we make a motion to cover the board's prior actions. A motion was made, seconded, and passed for the MALA Board of Directors to support the June 1997 decision of the Executive Committee to grandfather owners of replatted lots under the single assessment provision. This issue was discussed at the annual meeting in September 1997 and it was understood that any property owner seeking to replat lots after the June 1997 cut off date would still be assessed for lots as originally platted.

President Margaret White requested that Bill McLaughlin serve as chairman of the Security Committee and Bill accepted.

President Margaret White stated that she had received very positive feedback from board members and homeowners alike on not rescinding the 1998 assessments on non-perc lots (rescinding these assessments had been proposed by Messrs. Walter Cummings and Arthur Girard). Lot assessments paid year-to-date also support the fact that most property owners agree with this approach. As for working together on developing a set of uniform covenants for Merifield Acres, it was felt that Messrs. Cummings and Girard should be involved in this effort. Michelle Yauch agreed to co-chair a committee, possibly with Walt Cummings, that focused on the development of such covenants.

However, no changes would be made to MALA's 1998 assessment approach while this committee was working on revising the covenants.

The following was put into a motion asking for the approval of the board in sending this comment to Messrs. Cummings and Girard as answer to their latest letter.

"In the spirit of working together, the following motion was made and unanimously approved at the Boards' quarterly meeting on May 31, 1998, that: 'The Merifield Acres Landowners' Association Board of Directors support a committee to be co-chaired by Walter Cummings and Michelle Yauch, a director from the Board of Directors, to seek uniformity of restrictive covenants within Merifield Acres. The Board states that this committee be formulated as our U.S. Constitution was, with a representative from each state (in this case, from each set of varied restrictive covenants and in sections where there are not any covenants, a person from that geographical area). The Board would also furnish the committee with reasonable printing and mailing costs as well as copies of all property owners by section (identifying the status of their property), and copies of all Restrictive Covenants and materials relative thereto.

The present assessment structure for 1998 will not be rescinded; hopefully for 1999 a solution will be in place."

The motion was made and approved to have these words reviewed by our attorney before such letter is sent to Messrs. Cummings and Girard.

President Margaret White asked Tom Parker to pull together a nominating committee for new officers and directors. Tom accepted.

Judy Buccine discussed the prospects of developing a Merifield Acres community bulletin board. Judy and Dennis Hayes will pull together a proposal to present to the board at the September meeting.

President Margaret White discussed the problems created by trains going in and out of the COGEN facility and the possibility of installing gates at the crossing. The cost involved may preclude such action, but Margaret will continue to pursue the issue with VDOT.

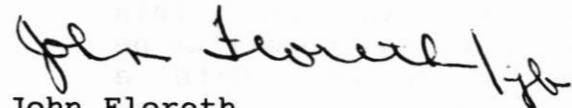
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Roy Wendt suggested we would have better board member attendance if we held quarterly meetings (and special meetings) on a weekday evening rather than on Sundays. Those present generally agreed. Thursday was the preferred evening. President Margaret White will check on the library availability.

The needed clean-up of woodland debris on lots owned by Mr. J. Doug Jones on Merifield Drive was the subject of some discussion. It was decided to have our attorney send Mr. Jones a letter requesting that the lots be cleaned up.

The meeting was adjourned at 3:35 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John Floreth", followed by a vertical line and the initials "jb".

John Floreth  
Secretary

JF:jb