

# Merifield Acres Landowners' Association Board Meeting—August 13, 2019

- I. **Call to Order:** The meeting was called to order by Kevin Hensley, President, at 7:00 pm at the Hensley's garage.
- II. **Roll Call (by sign-in):** The following board members were present: Annie Hensley, Kevin Hensley, Rick Baldwin, Lee Baldwin, Emily Howie, Chris Crouse, Mike Compton, David Hammer, Rusty Bishop, Katie Ott, Kathy Compton, Carolyn Ferguson, Mike Gupton, Ed Mazur, and Alan Weyman. Also in attendance were Tim Ott, Hal Norman, Andy Ferguson, Butch Cheatham, and Estes Thompson.
- III. **Minutes**—June 2019 moved, seconded, and approved unanimously.
- IV. **Committee Reports/Open Issues** (organized alphabetically by Committee after President's and Treasurer's reports)

**First Order of Business and President's Report**—Kevin stated he was very proud of the condition of Oak Park and thanked the volunteers for all of their service.

**Treasurer's Report**—Annie Hensley, Treasurer, presented the report. MALA has \$103,122.74 invested in a CD at 2.35% and a \$124,697.12 balance in checking at Carter's Bank. Ed Mazur reported that we have approximately \$204,000 in the Benchmark investment account.

A question was asked about how the roads budget works over longer periods of time, especially when little is spent in a given year. Mike Gupton explained that the annual budgets anticipate the repaving of major roads as the need arises by annually placing unspent road funds into a road reserve until they are needed for major work. A question was raised regarding anticipated expenditures from the investment account. These have not to date been included directly in the annual budget. A request was made by Ed Mazur to include a line item in the budget for investment income (currently around \$4000), possibly to be earmarked for use for improvements and special projects.

The proposed 2020 budget was handed out at the meeting to all members of the Board. A motion to approve the proposed budget for presentation to the general membership was made, seconded, and unanimously approved, subject to the addition of line item for investment, and the allocation of some of that income to general improvements and special projects.

Joyce Woodfin, Shar Cheatham, Annie Hensley, and Lee Baldwin completed the annual audit of MALA's books. Joyce submitted the following report: *The audit team reviewed and confirmed that the computer entries and the bank checkbook entries from June 5, 2018 to May 31, 2019 matched on July 29, 2019.*

**Appearance and Beautification**—Kevin reported for Butch Cheatham and Chip Overton, acknowledging the excellent job they have done!

**Architectural**—Allen Weyman, chair, reported that four requests for Architectural Committee review and approval were received since the last report. They were approved as follows:

1. New House on Merifield Drive.
2. New House on Meriwether Drive.
3. New House on Lewis Road.
4. Detached Garage on Occoneechee Drive.

No other requests for approval are under review or pending.

A few complaints regarding tree removal and lot clearing have come up since the last meeting as follows:

- A complaint was received about parking of trucks on the street and common land (the airfield) during the day by a contractor who was leaving vehicles parked overnight on the side of the road. The lot owner was informed of the problem and he took appropriate action with the contractor. The current Architectural Guidelines do cover this, but to make it very clear it will be addressed in the revised guidelines in a separate new section called, "Guidelines for Tree Removal and Lot Clearing" (See revised Guidelines).
- Some people have told us that they think that too many trees are being removed during lot clearing for new house construction. They think the lots are being "clear cut" by removing every tree. On the recent clearings, the rules were followed in that trees to be retained were marked by the owner and the Committee approved the removal plan as required. When someone builds on a single lot, the space required for the house, garage, septic tank, septic field, well, and driveway can take up almost all of the available space, especially on some of the smaller lots. In addition, not all the trees that remain are worth keeping. So, the trees that are retained are a few trees down each side and a few trees in the back. From the street it looks like clear cutting. The only thing that can be done is to encourage people to replant trees after the construction is completed. Several lot owners have done this with ornamental trees which look quite nice. To help with this, we are adding another new section to the revised guidelines called, "Guidelines for Post Construction Landscaping" (see revised Guidelines).

No other complaints or issues are currently under review.

The Committee will be nominating Marc Carney as a candidate to run for election this year to fill the seat on the Committee that will be vacated by Andy Ferguson's retirement after 15 years of service. If there is anyone else who might be interested in running as a candidate for this position, let Alan know.

At the last meeting, Alan reported that he planned to attach the final version of the revised Architectural Guidelines to the August committee report for incorporation into the Board members' green books and into future realtor disclosure packages. Since there will be a new member seated on the Architectural Committee after the election at the annual meeting, he has decided to wait to put the new name and contact information on the committee membership list and then issue the revised guidelines shortly after the annual meeting in October.

**Directory**—Lee Baldwin – The updated directory will be mailed to the membership with the Annual Meeting letter.

**Aviation**—Rick Baldwin, chair – There are two items: While Lake Country Regional is closed for repaving, one resident's aircraft is tied down permanently and another's on

weekends. We have found two old tie-downs that can be used. We have also purchased a new windsock that will be put up sometime this week.

**Oak Park**—All of the major structures for the playground are in place, connected, and set in concrete. We would like to especially thank Sambo Lewis, Alan Weyman, Butch Cheatham, and Jim Monaco for many days of help in the hot sun! We need to organize a workday sometime in the next two weeks or so to complete the installation. We would like to plan a Dedication day sometime for Oak Park.

**Common Areas and Facilities**—Alan Weyman, chair. We have received many compliments regarding the upgrades in Oak Park.

**Deer Control**—Kevin reported for Scott Diamond, chair – There is no control... .

**Roads and Maintenance**—Mike Gupton – Mike has contacted a company about a horizontal boring machine to put in a new culvert near Mike Lyons' house. They are supposed to be back in contact soon to meet and discuss possibilities. A question was raised regarding whether any roads are tentatively rescheduled to be resurfaced. This will be addressed in the spring of 2020. The money from the Carter Bank CD will be available in March 2020 should it be needed for road work.

**Security**—David Hammer, chair– David investigated some complaints and the matter was referred to law enforcement. Also a reminder that there is no open burning in Merifield.

**Newsletter, Email and Newcomer Welcoming**—Hal and Emily are working on the technical issues and the website. People are asking to put in ads and general requests, so they are considering perhaps having a classifieds section. Please send Merifield news and other pictures and articles for the newsletter.

**Webpage**—Hal Norman – Hal is working on some issues and is working on reestablishing personal accounts on the website. Please send photos to [Mala@halnorman.com](mailto:Mala@halnorman.com).

## V. **New Business:**

Katie Ott reported that some property owners are concerned about short-term (vacation) rentals in the neighborhood. A short discussion followed, but no action was taken at this time due to legal concerns.

A question was raised by Estes Thompson regarding the Corps of Engineers dock permit fees, which have recently risen to \$800 for a five-year permit. Mr. Thompson has written Senator Kaine. Kevin suggested that this may need to be addressed to Congressman Denver Riggleman. Discussion included whether the Board should make a statement to the Corps and it was suggested that this may be a matter for public commentary. Mr. Thompson will follow through.

Annie Hensley asked that any board members whose terms are up in 2019 let her know if they would like to stay on the board. The final ballots will be in the Annual Meeting letter.

The Annual meeting will be held at Oak Park on Saturday, October 12.

## VI. **Adjournment**

The meeting was adjourned by Kevin Hensley at 8:06 pm.