

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

MINUTES OF THE NOVEMBER 6, 1994 BOARD OF DIRECTORS' MEETING
AND NOTICE OF BOARD OF DIRECTORS' MEETING ON DECEMBER 4, 1994

The November 6, 1994 Board of Directors' Meeting was called to order by President Margaret White at 1:00 PM at Oak Park. This was a special meeting announced by the President at the Board Meeting of September 18th for the purpose of indoctrination of new Board Members and for initial consideration of next year's activities and budget. The directors present were: Harry James, Jim Morgan, Tom Lilly, Jim Masterson, Mike Chandler, Frank Clippinger, Charlie Case, Merlin Huff, Tom Parker, John Floreth, Jerry Billingsley, Don Ellington, Margaret White, Lee Hummel, and Josh Bowen, making a quorum. Ed Smart was also present.

Margaret White started the meeting by commending Grace Hall, Tom Lilly, Frank Clippinger and Dennis Hayes for their outstanding work with respect to the "Stop" signs recently placed at key road intersections as a safety measure. She mentioned several reports available regarding the Virginia Beach - Lake Gaston water problem for anyone interested.

Margaret White mentioned that letters had been received from the Corps of Engineers and from VA Dept. of Game and Inland Fisheries in response to MALA's letters to them regarding the problem of jet skis in the lake and coves adjacent to Merifield Acres. She pointed out that we had been advised that we might attempt to have the Virginia law which applies to ~~State~~^{with} Mountain Lake modified in a manner to apply also to our local lake. After much discussion, a motion was made by John Floreth, seconded by Frank Clippinger, to put a write-up in MALA's next Newsletter calling attention to some of the problems with the jet skis and asking for cooperation on the part of the operators in eliminating these problems. The motion was approved by voice vote of those present.

Most of the remainder of the meeting addressed the current budget situation and MALA's need for either an increase in income in order to maintain a quality community or a decrease in expenditures if we are to stay within our available level of income. Lee Hummel presented an overview of MALA's finances. At present, total assets amount to approximately \$91,042. The 1994 budget overview showed a budget for the year of \$66,030, with total income estimated at \$66,436, and total expenses estimated at \$57,570. However, a set-aside of the capital project funds raised through the special assessment (but unspent so far) for the buffer land purchase and the fencing and plantings projects would essentially account for this difference. Detailed breakdowns of the budgeted items were provided which should help in determining next year's money needs.

Lee Hummel also addressed the question of the monies unspent by the several committees in 1994. Those mentioned as unspent were: Security, \$100; Forestry, \$100; Common Facilities, \$427 plus \$600 for fencing replacement and \$600 for plantings; and Buffer Land Acquisition, \$6000. Margaret White recommended that the \$6000 be set aside for the purchase of the buffer land when that purchase can be accomplished. Frank Clippinger gave a detailed report on the road work

and costs for the year. He pointed up the need for decisions relative to the choice between major upgrade or less costly repair and maintenance of the roads in the future. Discussions also addressed the costs of other maintenance, such as mowings of roadsides, park areas, airport, etc.; snow removal; storm damage repair; security patrols; and related activities. It appeared to be the concern that MALA could not function well if these activities were split up and divided among a number of separate contractors.

Don Ellington recommended that, based on our original budget for 1994, the dues assessment for 1995 be raised by 10 percent for those landowners where this is possible, and that a committee be appointed to determine the amount needed to keep up the community.

Margaret White appointed a Financial Committee, consisting of John Floreth, Chairman, Don Ellington, Tom Lilly, Jim Morgan, and Lee Hummel, to review the budget situation and make recommendations to the Executive Committee for the 1995 budget. All committee chairmen were requested to provide their estimated budgets to Lee Hummel by November 18, so the 1995 budget can be finalized in time for the next Board Meeting, scheduled for December 4, 1994.

The President announced two additional committees: A Liaison Committee to work with the Architectural Committee in developing agreement forms for property owners to sign off on relative to certain things required in the Restrictive Covenants which they will be responsible for when building a home in Merifields. Charlie Case volunteered to serve on this committee. Another is a School Committee to provide a link between Merifield Acres and the School Board on matters concerning pupils living in Merifields. Lannie White will be asked to serve on this committee.

There being no further business, the meeting was adjourned at 3:45 PM.

Respectfully submitted,

Joshua S. Bowen,
Secretary

NOTICE OF REGULAR BOARD OF DIRECTOR'S MEETING

Date: December 4, 1994

Time : 1:00 P. M.

Place: Margaret White's Residence,
63 Cheverly Road, Merifield Acres.

Purpose: To discuss and adopt MALA's 1995 Budget.