

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

MINUTES OF THE JUNE 4, 1995 BOARD OF DIRECTORS' MEETING

The June 4, 1995 Board of Directors' Meeting was called to order by President Margaret White at 1:30 PM at Oak Park. Directors present were Margaret White, Tom Parker, Harry James, Tom Lilly, Lee Hummel, Jerry Billingsley, Joyce McDowell, John Floreth, Merlin Huff, Lannie White, and Josh Bowen. Also present were Ed Smart of the Common Facilities Committee, and David McPherson, an invited potential candidate for membership on the Board of Directors.

Margaret White started the meeting by several announcements. She mentioned two items for the next MALA Newsletter: one, an abstract of the new Corps of Engineers Shoreline Management Plan for Kerr Lake, and the other, information from the Department of Transportation regarding their plans for improving Route 821, the road past the entrance gate to Merifield Acres. She announced the resignation of Mike Chandler from MALA's Board of Directors. She introduced David McPherson, who is interested in serving on the Board and is especially interested in the area of financial matters. Finally, she announced several public hearings to be held shortly regarding the Virginia Beach-Lake Gaston pipeline, one at Danville on June 12 and one at Virginia Beach on June 13.

OLD BUSINESS:

The minutes of the last meeting, read by the Secretary, were approved as read, on a motion by John Floreth, seconded by Joyce McDowell.

The Treasurer reported a balance sheet, as of June 3, 1995, showing assets of \$107,012.56. He indicated another \$700 had been received in the mail of June 3, too late for deposit. In addition, he presented a second detailed statement of income and expenses for each MALA account from the beginning of the year to date as well as a statement of budgeted versus actual income and expenses for the period. As of date, 69 property owners have not paid mandatory assessments. The Treasurer's report was approved after a motion by John Floreth, seconded by Tom Lilly.

In the absence of Mike Gupton, the Architectural Committee report was given by Margaret White. During the period from March 5 to June 4, approval has been given for one house and for one deck addition. Mention was made of a radio tower (approx. 80 ft. in height) which does not meet restrictive guidelines, and which has not received committee approval. However, this tower is surrounded by tall trees and is not visible by neighbors. The report was approved on a motion by Tom Lilly, seconded by Harry James.

In the absence of Joe Noah of the Airport Committee, discussion focused on several complaints regarding the airport area. Complaints about the trash and unsightliness of the area around the hangar have been brought to the attention of Dennis Hayes, who is trying to clean up the area and plans to relocate some of the heavy equipment to another location outside of Merifield Acres. It was mentioned that the use of the airstrip for some soccer games has identified several problems; one involves parking and blocking of the road by some users so that residents have difficulty using the roads, and another is the feeling by some that additional mowing of the area may impose a greater financial burden on MALA. It was pointed out that now the area is used only for practice games by Merifield resident youths. Consensus was that this use should not be prohibited.

Ed Smart reported for the Common Facilities Committee that most work had stopped now until the hot weather is past. The work on the fences has been completed but work on the walking path needs higher priority. Margaret White commended Ed Smart on the outstanding effort he had voluntarily made in landscaping and improving the general appearance in Merifields.

John Floreth reported that the Finance Committee had met on May 16 and had projected an income shortfall of \$3900. They recommended proceeding with the original budget but withholding \$4000. He mentioned plans for another meeting before the Annual Meeting to discuss the special assessment for 1996. He suggested keeping Dennis Hayes' Resident Manager contract but with changes in the security activity aspects. A letter has been sent to 50 property owners with no mandatory assessments asking for their support in maintaining Merifield Acres.

The Forestry Committee did not present a report. However, discussion pointed out that although plans had been initiated nearly one and a half years ago to cut trees to allow fire truck access to all areas in Merifield Acres, so far little has been done. Jerry Billingsley mentioned he was aware of complaints by two residents, one on West Point Drive and one on Oak Run. Margaret White will try to get the critical work of removing the designated trees commenced as soon as possible. The Resident Manager will apply the hours devoted to this safety effort of the Forestry Committee to pay off the cost of the wood chipper under an agreement whereby he will eventually own the chipper outright.

Lee Hummel reported no activity for the Legal Committee. Margaret White reviewed the status of MALA's inquiry into the request by Mrs. Lewis for MALA to take over responsibility for several roads not now under MALA's jurisdiction. It has been found that recorded plats for Maplewood Lane do not accurately define road and lot owners property, and a new survey is needed to correct this problem. The Executive Committee has recommended that, unless Mrs. Lewis will have the survey made, MALA should

not proceed with this acquisition of the roads. On a motion by John Floreth, seconded by Harry James, the Board voted to accept this recommendation. The Secretary was asked to notify Mrs. Lewis of this decision.

The Land Acquisition Committee had nothing to report for this period.

In the absence of Frank Clippinger, Margaret White presented his report for the Roads Committee. Road repairs and upgrade scheduled for early summer, due to limited funds, will be limited to upgrade with asphalt on Lewis Drive between Occoneechee and Lakepoint; to rebuild as much of Meriwether Drive as we can; to add additional asphalt to a section of Lakepoint at Hollyfield and at the steepest hill on Merifield Drive; and to make various repairs on Oak Run, Center Court, Hazelnut, West Point, and on several circles as funds allow. Street signs have been completed; "Stop Ahead" signs are planned for several sites. Tree removal will proceed.

The School Liaison Committee, after contacting the new Department of Transportation, has learned that the present bus pick-up system will continue, although hazardous for the children. Suggestions were made to look into the extent of the state right-of-way at the entrance gate to see if a means could be devised to improve the safety for the children while entering and leaving the bus.

In place of the usual Security Committee report, a frank discussion of the current security situation in Merifield Acres was held. The focus of the discussion centered on several items as follows. The number of full-time and part-time occupied homes has increased to such an extent that MALA cannot provide on-site security inspection for each home on a regular basis. Under these circumstances, the best protection can be achieved by adopting a community-watch type of system in which property owners should notify a neighbor when they plan to be away and ask the neighbor to check their property and notify the proper persons (local sheriff or property owner himself) of any problems. In going to this type of system, it is planned to reduce the number of hours for the Resident Manager devoted to security to only those hours needed to maintain a passive security on his part in observing and addressing situations occurring during his daily work schedule within the subdivision. He would no longer be the contact point for individual property owners who wish to have their home observed while they are away. Notice of this change of security policy would be included in the next issue of MALA's Newsletter. On a motion by John Floreth, seconded by Jerry Billingsley, this policy was adopted by the Board. Further consideration is being given to additional means for improving the security in Merifield Acres.

NEW BUSINESS:

Margaret White offered the suggestion that David McPherson would make a good replacement for Mike Chandler as a member of the MALA Board. On a motion by John Floreth, seconded by Lee Hummel, the members present voted for David McPherson to replace Mike Chandler on the Board.

Don Ellington has volunteered to be Chairman of the Nominating Committee. Tom Parker volunteered to serve on the committee and a number of other persons were named as potential committee members. It was decided to pass these along to Don Ellington and allow him to have final say in the committee membership.

Mention was made of some new complaints of dogs loose in the neighborhood. The problem seems to be resolved for now.

An item to be placed on the agenda for the Annual Meeting is the vote to be taken regarding removal of Board members who miss more than a prescribed number of Board meetings.

The Treasurer noted the need for a file cabinet to store the ever-growing number of MALA financial records. Tom Parker offered to make a file cabinet available for this purpose.

There being no further business, the meeting was adjourned at 4:12 PM, on a motion by Lee Hummel, seconded by Merlin Huff.

Respectfully submitted,


Joshua S. Bowen,
Secretary