

Merifield Acres Landowners' Association

Board Of Directors Meeting Minutes

February 11, 2003

Phil Hart, President, called the meeting to order at 7:00 P.M. in the Clarksville Library with a Quorum of Board Members present.

Present: Mike Billings, Martha Day, Matt Dillon, Mike Gupton, Phil Hart, Paul Lautermilch, Mary Fran Lewis, Don Sinkiewicz, Garry Wilburn and Billy Wells.

Excused: Richard Allen, Jerry Billingsley, Cindy Carter, Jeff Jones, Jerry Madura, Clarence Neese, Don Szalkowski, Laura Thompson,

Absent: Gloria Bauer, Ken Vaughn

Observers: Margaret White, Sharon Sinkiewicz, Dennis Hayes, Ken Hensley

The minutes of the December 2002 meeting, having been distributed previously via E-Mail and MALA's web site, were approved as presented.

Phil Hart decided to rearrange the agenda and present the President's Report first.

Old Business:

President's Report:

District Coordinators: Phil Hart called upon all District Coordinators to be sure to check their lists of Homeowners and update the list by sending changes to the President.

Thanks to Paul Lautermilch for updating the Homeowner's Directory. Copies were passed out to the District Coordinators. Any undeliverable directories should be returned to the President. Phil Hart will distribute a majority of the extra copies to Gloria Bauer of the Welcoming Committee.

Real Estate Purchase: Phil Hart further reported that the offer made for the purchase of a strip of land adjoining the entrance to Merifield. He reported that Mr. David Wilson, owner of the land has requested a plat from the realtor in order to "discuss it with his bank". Phil Hart seems to think that this indicates that the Board may get an answer in advance of the sale of David Wilson large parcel of land.

Garages on Separate Lots: Phil Hart asked Paul Lautermilch to work with Mike Gupton to come up with a proposal that the Board of Directors can consider concerning the

situation when a Homeowner wants to build a non-residential structure on an adjacent lot.

Lot 9B-113 Longmeadow Drive: This lot is owned by Jay and Diane Bayer. A foundation was dug and footings were poured and then work was discontinued. It was reported by Phil Hart that the Bayers have moved to Texas. A letter was sent to the Bayers requesting that they restore the lot to its original condition but there has been no response. Discussion followed and Phil Hart agreed to contact MALA's attorney to consider a further course of action.

Assistant to Treasurer: Phil Hart announced that Sharon Sinkiewicz has volunteered to act as Assistant to the Treasurer.

MALA Mailing List: Phil Hart had a recent request from a Homeowner for the entire MALA Mailing List. He stated that he declined to provide the entire list. A discussion followed as to whether this list could and would be used for commercial/solicitation purposes. Although according to Virginia Real Estate Law a Homeowner is entitled to a list other Homeowners, he must request it in writing and state the purpose of the use.

Security Chairman: Phil Hart stated that he will serve as Chairman of the Security Committee.

Snow Removal: Phil Hart contacted Mr. Dale Goodwin, Resident Engineer for the Virginia Department of Transportation concerning the priority of snow removal/salting on Old National Highway.

Treasurer's Report:

Garry Wilburn distributed copies of the Operating Statement through from January 1, 2003 through February 10, 2003. No new items of significance were noted.

Garry Wilburn stated that all Assessments have been invoiced with the exception of Roanoke 1, 3, 4 and 5 (Fielding). Assessments so far resulted in approximately \$23,000 being deposited with approximately \$2000 awaiting deposit.

No Warranties In Debt were filed for the second half of the year 2002. A study of delinquent accounts or more that \$150.00 (this cut off was picked at random) shows that 14 account are delinquent totaling approximately \$7000. Of that \$7000 four accounts are responsible for \$5600 of the total.

The year 2002 ended with a budget surplus. However it was noted that road paving was deferred until we experience better weather. This accounts for the surplus.

Garry will provide the Secretary with an Annual Budget Statement encompassing January 2002 through December 2002 to include in the Disclosure Statements.

Committee Reports:

Security: Phil Hart reported various action taken by this Committee including investigation of a barking dog, damage to one of the brick pillars at the entrance to Merifield, and damage to the lawn at Oak Park.

Phil also reported that Virginia State Trooper Dale Sturdifen, a new Merifield resident has issued six citations (3 to residents and 3 to contractors) and ten warnings to speeders inside of Merifield. The top speed noted was 56 mile per hour.

On citation was challenged in Court but the Court upheld the citation.

Architectural Committee: The committee approved one smaller detached structure at 215 Darcy Dr., an attached garage addition at 160 Westpoint Dr., and attached garage addition at 492 Hazelnut Dr., a detached garage addition at 507 Oak Run, and tree removals at 552 Oak Run and Lakepoint Dr.

Common Facilities: Phil Hart read a written report by Jerry Billingsley in this absence. Dennis Hayes has repaired an entrance light which had fallen over and replaced a rotted post at the entrance to Merifield.

On January 23, 2003 between 7:00AM and 8:30AM someone slid on the ice as they were exiting Merifield and struck one of the brick columns. Jerry Billingsley obtained an estimate for the cost of repair from Charles "Sugarfoot" Townes.

Jerry Billingsley asked that any problems related to Common Facilities be reported to him and he will either repair them or pass them along to Dennis Hayes.

Deer Control: Billy Wells presented a report by Felix Anderson. To date eight deer have been taken. The weather has restricted the number of hunters.

It appears that the harvest of 25 deer will not be reached. The Committee recommends that the Board extend the available hunting days until the end of the permit (March 31, 2003).

Finance: Phil Hart talked with Jeff Jones, Chairman of the Committee. It appears that investments should remain where they are pending a favorable change in the Economy.

Political and Environmental: Margaret White reported that there was a Public Hearing last week on amending R-1 Zoning to allow businesses in homes. The Planning Committee recommended that this not be allowed. This went before the Board of Supervisors on Monday February 10, 2003 and they rejected the request for the amendment.

Margaret White also noted that the Supervisor representing Merifield, John Massingill, has been called to active duty. She has not yet been able to find out how we will be represented while Mr. Massingill remains on active duty but will keep the Board apprised.

Margaret also reported that two new "outside parties" have been appointed to help the Lake Gaston relicensing issue move out of deadlock.

Roads: Matt Dillon reported that MALA's paving contractor has advised that 2002 paving be postponed until Spring. It is hoped that 2003 paving tasks can be performed at the same time.

2003 paving plans included replacing the culvert on the "Y", completion of Cedar Lane (700 feet) and paving of Lakepoint to Hazelnut (3000 feet).

Replacement of speed signs is complete. He will continue investigating ways to upgrade other signs. More speed signs are needed.

Reflective paint for road signs is still being considered.

The inventory of screenings (used for snow and ice) will be replenished since the snow and ice to present has exhausted about three fourths of the current inventory.

Youth and Schools: Phil Hart presented a report by Cindy Carter in her absence. The Easter Egg Hunt has been scheduled for April 19, 2003. Cindy has also discussed a proposal from a new resident, Francis Hale. Mr. Hale is involved with a nationwide program named "Young Eagles" which introduces young adults to aviation.

Welcoming Committee: No report

Aviation: No report

New Business:

A motion was made - "To contract Mr. Townes to repair damage to the entrance column at his earliest convenience". It was seconded and passes unanimously.

A motion was made - "Close off Oak Park from sunset to sunrise each night by installing a chain or cable and adding rip-rap to block off-road access. A key is to be maintained by the resident manager". It was seconded and passes unanimously.

A motion was made - "Any member requesting information of MALA such as members names and addresses or any other information must do so in writing and must state the intended use of this info to assure it will not be used in violation of the Property Owner's Act". It was seconded and passes unanimously.

A motion was made - "That the Board authorize the continuation of our current deer hunting plan through the month of March 2003". It was seconded and passes unanimously.

There being no further business, a motion was made to adjourn; it was seconded and