

# Merifield Acres Landowners' Association

## Board Of Directors Meeting Minutes

June 10, 2003

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

Present: Mike Billings, Martha Day, Matt Dillon, Phil Hart, Paul Lautermilch, Jerry Madura, Don Sinkiewicz, Don Szalkowski, Garry Wilburn and Billy Wells.

Excused: Richard Allen, Jerry Billingsley, Cindy Carter, Mike Gupton, Jeff Jones, Mary Fran Lewis, Clarence Neese, Ken Vaughn

Absent: Gloria Bauer

Observers: Margaret White, Sharon Sinkiewicz

The minutes of the April 2003 meeting, having been distributed previously via E-Mail and MALA's web site, were approved as presented.

### **Old Business:**

#### **Treasurer's Report:**

Garry Wilburn distributed copies of the Operating Statement through from January 1, 2003 through June 1, 2003. Garry reported that assessment income was up. The BOA Money Market fund totaled approximately \$63,780 and the total Mutual Funds totaled approximately \$27,105.

Garry also reported that he contacted the County's attorney concerning the "Green Property". The deceased owner of this property owed back assessments to MALA. The Attorney advised that the County is going to initiate a Sheriff's Sale for this property to satisfy back taxes. Depending upon the actual sale amount MALA may receive some or all of the back assessments.

#### **President's Report:**

**Real Estate Purchase:** Phil Hart reported that the offer made for the purchase of a strip of land adjoining the entrance to Merifield is still pending.

**Lot 9B-113 Longmeadow Drive:** Phil Hart recapped from last meeting - 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.

Phil has also been in touch with the Mecklenburg County Building Inspector's office, which we thought could possibly provide assistance in this matter. After the last meeting Phil contacted the County's Attorney.

**Dogs:** Phil sent a letter, dated May 21, 2003, after the last meeting and subsequently talked with Mac McClellan concerning the issue of the McClellan's dogs still roaming free after the Court ordered the McClellan's to curb their dogs. Mr. McClellan advised Phil that he would attempt to do a better job keeping the dogs within his own property boundaries.

**District Coordinators:** Phil Hart asked the District Coordinators to please try to note any changes to their lists, particularly in terms of change of ownership or occupancy. These changes should be reported to Phil Hart or Garry Wilburn, who maintains the list of Homeowners.

**MALA Honor Roll:** Phil Hart asked for suggestion concerning the MALA Honor Roll. Some suggestions provided from the floor included changing the name from "Honor Roll", distributing the list at the annual meeting, and noting next to each person on the Roll what service they provided.

### **Committee Reports:**

**Architectural Committee:** The committee approved:  
Ivan Jones - House at 26 (5) Wedgewood Lane  
Gerald Paxton - House at lot 89 (8-B) Merifield Dr.

Tree removals for Felix Anderson.

**Aviation:** Mike Billings reported that he received price quotations for removal of the hangar at the airport. Removal of the hangar and pad \$1800. Removal of the hangar (leaving the pad) \$1450.

A discussion followed about the removal of the "hangar". Matt Dillon expressed concern over the condition of the supporting structure as did other Board members. It was noted that Mary Fran Lewis may have some ideas and Phil Hart decided to appoint a Committee to further discuss the issue.

**Common Facilities:** Repairs to the entrance pillars have been made. The bricklayer that performed the work advised that water has been leaking inside the columns and has eroded the inside of the bricks. This is something that will need to be addressed in the

future and it was suggested that MALA set aside some money to either repair or replace the columns.

Phil reported that Jerry Billingsley is continuing to make inquiries concerning anyone who is willing to help maintain the appearance of the entry to Merifield.

**Deer Control:** No report. A brief discussion followed concerning an "off-season" hunt. Billy Wells commented that this does not seem feasible due to hot weather, bugs and lack of visibility due to leaves on the trees.

**Fielding Group:** No report

**Finance:** No report

**Political and Environmental:** Margaret White reported that she discovered that the Virginia Department of Transportation (VDOT) does consider adopting private roads into the VDOT system. This usually happens every eight to ten years. However, due to the shortfall in VDOT funds, the amount of roads washed out by this season's rain, and general repair needs, it is thought that it would be unlikely that VDOT would consider taking on extra work. Margaret suggested that MALA not pursue this issue at this time.

**Roads:** Matt Dillon reported that MALA's roads are in "fair" shape. He noted that we can only pave what the budget allows. Matt stated that number of culverts (currently pipe) need or soon will need replacing. These culverts are not included in the Roads budget. Matt suggested that if we work on the culverts that we consider concrete rather than replacement with pipe.

Matt received a quote from the paving contractor of \$4600 to patch potholes. He is waiting for an estimate to repair or replace culverts.

Current paving plans include replacement of the culvert at the "Y" (Merifield/LakePoint), Completion of paving of Cedar Lane (700ft), and paving Lakepoint down to Lewis Road (approx. 2000ft). Repairs to Center court along with other areas will be addressed.

Matt noted that the total road budget for 2003 is \$11,400. Out of that \$4,600 is needed for patching and with the additional burden of repair/replacement of culverts. Culverts need to be addressed or we will not even have a road base to pave over. Matt is concerned about the amount of money that will be left in the budget for paving.

Funds were donated for another "traffic" sign, which will be purchased and installed.

Reflective paint for road signs is still being considered.

**Security:** Phil Hart reported:

May 4, 2003 - Judy Buccine forwarded a copy of email sent to Mike Cottrell. Two of his dogs approached and barked at her on the property of the DeBarr's at 10:00AM.

May 19, 2003 – Fran Townsend, 16 Eagle Perch Ct., called to report the McClellans's dogs running through their property and damaging shrubbery.

May 21, 2003 – Paul Lautermilch stopped Phil Hart's to report that Mike Cottrell's dog had threatened a resident.

June 2, 2003 – Jane McPherson called to report an ATV on the Airstrip. Phil Hart investigated the incident immediately, but by the time he got to the Airstrip the vehicles were gone.

June 10, 2003 – Jim and Midge Morgan complained that deer are continuing to “demolish” their garden.

**Youth and Schools:** No report

**Welcoming Committee:** No report

**New Business:**

**Nominating Committee:** It was noted by Phil Hart that five new board members would need to be elected as well as an Architectural Committee Chairman. To this end, a Nominating Committee needs to be established.

After much discussion and not many volunteers, Sharon Sinkiewicz volunteered to Chair the Nominating Committee. The Committee is composed of Sharon Sinkiewicz and the District Coordinators – Jerry Madura, Mary Fran Lewis, Don Szalkowski, Martha Day, Clarence Neese, Richard Allen, Paul Lautermilch, and Billy Wells.

**Attendance:** A motion was made by Paul Lautermilch “That Gloria Bauer, having missed that last three meetings of the Board of Directors that her position on the Board be declared vacant”.

It was seconded by and passed 8 for and 2 against.

A motion was made to adjourn and passed unanimously.

\* RICHARD ALLEN OUT  
DON SINKIEWICZ IN

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The first part of the report deals with the general situation of the country and the position of the various groups.

The second part of the report deals with the economic situation and the measures taken to improve it.

The third part of the report deals with the social situation and the measures taken to improve it.

The fourth part of the report deals with the political situation and the measures taken to improve it.

The fifth part of the report deals with the cultural situation and the measures taken to improve it.

The sixth part of the report deals with the educational situation and the measures taken to improve it.

The seventh part of the report deals with the health situation and the measures taken to improve it.

The eighth part of the report deals with the housing situation and the measures taken to improve it.

The ninth part of the report deals with the transport situation and the measures taken to improve it.

The tenth part of the report deals with the energy situation and the measures taken to improve it.

The eleventh part of the report deals with the environmental situation and the measures taken to improve it.

The twelfth part of the report deals with the international situation and the measures taken to improve it.

The thirteenth part of the report deals with the future prospects and the measures taken to improve it.

The fourteenth part of the report deals with the conclusions and the measures taken to improve it.