

Merifield Acres Landowners' Association

Board Of Directors Meeting Minutes

August 12, 2003

Phil Hart, President, called the meeting to order at 7:00 P.M. in the Clarksville Library.

Present: Richard Allen, Mike Billings, Jerry Billingsley, Martha Day, Matt Dillon, Mike Gupton, Phil Hart, Jeff Jones, Paul Lautermilch, Jerry Madura, Mary Fran Lewis, Clarence Neese, Don Sinkiewicz, Don Szalkowski, Skip Norcross and Garry Wilburn

Excused: Cindy Carter, Billy Wells

Absent: Ken Vaughan

Observers: Margaret White, Sharon Sinkiewicz, Felix Anderson

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

**\*Treasurer's Report\*:**

Garry Wilburn distributed copies of the Operating Statement through from January 1, 2003 through August 12, 2003. Garry reported that our Certificates Of Deposit have come due and the bank would gladly renew them with a one percent interest rate. He also reported that our Mutual Fund investments showed a gain of 2-1/2 percent over last month. Garry suggested that the CD's not be renewed and rather transfer those funds into MALA's Mutual Fund investments.

A motion was made to transfer approximately \$7000 from MALA's CDs to the Mutual Funds at Bank of America. It was seconded and passed unanimously.

**\*\_Old Business\_\*:**

Phil Hart noted that vacancy existed on the Board that can be filled by a vote of the Board of Directors. A motion was made to appoint Sharon Sinkiewicz to the Board, it was seconded and passes unanimously.

**\*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, however the current owner wants to delay the sale until such time as the entire tract can be sold.

**\*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. Discussion followed.

**\*Dogs\*:** Phil reported that problems with dogs running loose are on the decline.

**\*Meriweather Drive\*:** Lots 152/153 on Meriweather Drive was purchased and the new owners have placed a boat and camping trailer on the lot(s). Phil contacted the owners and they advised that they understood the covenants concerning camping trailers and that their intent is to move the trailer to one of the local parks and not inhabit the camper while it is on the lot(s).

**\*Unlicensed Vehicles\*:** Phil Hart reported that a golf cart and "ATV" type vehicles were seen on MALA's roads. This is not only a violation of the covenants but also illegal under State Law. If the problem continues it may be brought to the attention of one of our resident State Police Officers.

**\*Contribution of Fielding Residents\*:** It was reported that as of Feb of 2003, 38 of 69 Fielding residents have voluntarily paid MALA dues.

Year:	2000	2001	2002	2003
No. of Fielding Lots	107	107	107	107
No. of Fielding Landowners	?	?	?	69
No. of MALA Members from Fielding	38	49	44	38
Total contributions Rec'd from Fielding	\$5944	\$6668	\$6673	\$7008

**\*Voluntary Contributions\*:** Phil Hart suggested that at the next "Billing" for annual dues that residents be asked for voluntary contributions which will be earmarked for repair of roads. He intends to bring this up for discussion during the Annual Meeting.

**\*Properties in Arrears\*:** The Foote property on Merifield Drive and the Green property on Oconnechee Drive are in arrears. Garry Wilbourn reported that the Greene property is going to be sold at a "Sheriff's Sale" by Mecklenburg County in order to recoup back taxes. Any receipts in excess of the due taxes will be available for MALA. Century 21 Realtors are working on trying to get a sale of the Foote property (they have a buyer).

**\*\_Committee Reports\_ \*\_:\_\***

**\*Deer Committee\*:** Felix Anderson presented recommendation from the Committee. The season to start Sept 1 and run through Mar 31, 2003. Antlerless deer only from 9/1/2003 - 10/03/2003 and after 01/03/2004. Some changes will be made by Game and Inland Fisheries - No tags will be required during out of season hunt, no aging or weighing of the deer will be required.

Names of hunters must be on file with the Va. Dept. of Game and Inland Fisheries for hunts out of regular Season.

A motion was made to accept the Deer Committee's recommendations. It was seconded and passed unanimously.

**\*Architectural Committee:** The committee approved:

John Stinson - Deck addition at 261 Highpoint Blvd.

John Stinson - Attached garage addition at 261 Highpoint Blvd.

Tree removals for Kevin Hensley, Russell Messier, Martha Day.

**\*Common Facilities\*:** Jerry Billingsley stated that he has enlisted enough volunteers to provide the labor should the Board elect to tear down the old Airport Hangar.

A letter from Mary Fran Lewis to the Board of Directors was read by Phil Hart:

"Since the Board of Directors of MALA has voted to tear down the hangar, I would like to go on record with the following statement:

Inasmuch as Merifield Acres was started as an aircraft community in the 1950's, I would very much like to retain or obtain permission to rebuild a hangar on the original footprint of the existing hangar, plus that of the one that stood adjacent to it. This future hangar to be built in accordance with the approval and consent of the architectural committee of the association, and to be constructed sometime during the next ten years. Sincerely, Mary Fran Lewis"

**\*Finance\*:** Jeff Jones suggested that due to the economy that we leave our investment funds as they are (except for Treasurer's report above).

**\*Political and Environmental\*:** Margaret White reported that Mecklenburg County Board of Supervisors may entertain the appointment of a Merifield resident to fill the vacant Board seat due to the resignation of John Massengill.

**\*Nominating Committee\*:** As Chairperson of the nominating committee, Sharon Sinkiewicz presented the committee's recommendation:

Board Of Directors:

Richard Allen*	Matt Dillon*	John Stinson
Mike Cottrell	Paul Lautermilch*	Dewitt VanArsdale
Martha Day*	Dr. Thomas C. Lutton	Larry Wood

Architectural Committee:

Mike Gupton\*            Don Szalkowski

Asterisk denotes incumbent.

A motion was made to accept the committee's suggestions, it was seconded and passed unanimously.

**\*Roads\*:** Matt Dillon reported that MALA's roads have been receiving the patching and repair that was originally scheduled for 2002. This work was delayed due to the wet weather during that period.

After paying for the 2002 scheduled repairs, the culvert work at the "Y" and the 2003 scheduled repairs \$2175.00 would need to be added to the Roads Budget.

A motion was made to approve the additional expenditure of \$2175.00 for road paving, it was seconded and passed unanimously.

\*Security\*: No report

\*Youth and Schools\*: No report

\*Welcoming Committee\*: No report

\*\_New Business\_\*:

Phil Hart distributed copies of the new (2003) "Property Owner's Association Act".

Garry Wilburn presented the budget for 2004. A motion was made to accept the budget as presented, it was seconded and passed unanimously.

Phil Hart suggested that the subject of "impact fees" be reexamined. These would be fees that levied for new homes, rip rap, etc. The purpose of the fees is to offset damage to the roads caused by heavy construction equipment and tons of rip rap carried in dump trucks. Phil will investigate the legality of these fees and also ask for discussion at the Annual Meeting.

Phil Hart suggested that a one page "synopsis" of the MALA Rules and Regulations be created. This would summarize the rules for new residents and be distributed with the Disclosure Package; the new resident would still be bound by the entire set of rules and regulations.

A discussion concerning the appearance of the entry to Merifield followed. Suggestions were tree trimming, polishing the "Merifield Acres" sign etc.

A motion was made to adjourn and passed unanimously.