

## MALA BOARD OF DIRECTORS MEETING MINUTES

October 14, 2003

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

Present: Phil Hart, Garry Wilburn, Don Sinkiewicz, Sharon Sinkiewicz, Jeff Jones, Don Szalkowski, Martha Day, Ken Vaughan, Billy Wells, DeWitt VanArsdale, Cindy Carter, Clarence Neese, Mike Cottrell, Matt Dillon, and John Stinson

Excused: Mary Fran Lewis, Jerry Billingsley

Absent: Richard Allen, Skip Norcross

Observers: Margaret White

Newly elected members of Board were recognized: Mike Cottrell, John Stinson, and DeWitt VanArsdale

The minutes of the August and September meetings, having been distributed previously via E-Mail and MALA's web site, were approved as recorded.

The President reported that Don Szalkowski had been appointed Chairperson of the Architectural Committee in accordance with provisions of the By Laws. As a result, he has resigned his elected position on the Board of Directors. To fill the vacancy on the Board, Phil Hart placed the name of Paul Lautermilch in nomination. After discussion, Paul Lautermilch was confirmed by a unanimous vote.

The floor was opened for nominations for the office of Secretary of MALA. After some discussion, a motion was made by Billy Wells and seconded by Matt Dillon that a new position of Assistant Secretary for Correspondence be established. The motion was passed unanimously.

Billy Wells nominated Paul Lautermilch for the office of Secretary. The nomination was seconded by Matt Dillon. Mr. Lautermilch was elected by a unanimous vote.

Don Szalkowski nominated Sharon Sinkiewicz for the office of Assistant Secretary. The nomination was seconded by Matt Dillon. Ms. Sinkiewicz was elected by a unanimous vote.

**Treasurer's Report:** Outgoing Treasurer, Garry Wilburn, pointed out that newly elected Treasurer, DeWitt VanArsdale, had a medical problem that may involve immediate surgery. As a result, Mr. Wilburn will continue to carry out the functions of Treasurer for a period of another two to twelve weeks.

Garry Wilburn presented the same treasurer's report given two weeks earlier at the Annual Meeting. It was pointed out that there was an error in Financial / Investments

section of that report. Mr. Wilburn originally reported fiscal assets of \$62,304.37 (Money Market \$17,400 and Fidelity Mutual Funds \$44,904.37). The amounts should have shown a total of \$61,476.55 with the Bank of America Money Market at \$3423.22 and Fidelity Mutual Funds at \$58053.33. The original figures did not accurately reflect the transaction where Certificates of Deposit matured this past year and the resources were reinvested in Fidelity mutual funds. This should constitute a correction to the minutes of the Annual Meeting.

### **President's Comments:**

**Committee Chairpersons:** The following Chairpersons will begin or continue their positions for the current year: Architectural – Don Szalkowski, Aviation – Vacant, Common Facilities – Jerry Billingsley, Deer Control – Felix Anderson, Fielding Group – Committee Dissolved, Finance – Jeff Jones, Political & Environmental – Margaret White, Roads – Matt Dillon, Security – Phil Hart, Welcoming – Martha Day, and Youth & Schools – Cindy Carter.

**District Coordinators:** There will be some changes to the District Coordinators; however, these changes are not final yet.

**Next Newsletter:** There will be a Newsletter distributed by November 1.

**Detached Structure on Elm Court** – On August 13, a letter was sent to Mr. Ray Wooten at 137 Elm Court requesting that he take steps to make his newly located out building conform to guidelines of the Architectural Committee. To date, there has been no response. The issue will be further discussed under the Architectural Committee Report.

**Real Estate Offer:** There is nothing new to report on the offer to purchase a fifteen foot strip of land on the north side of Merifield Drive.

**Assistant Treasurer:** It was pointed out that there was a need for a Board member to help as an assistant to the Treasurer for handling Warrants in Debt and for helping during the billing period of January.

### **Committee Reports:**

**Architectural:** Don Szalkowski reported that the newly organized committee had approved Mr. Szalkowski asked for Board recommendations in handling the issue on 137 Elm Court. After discussion, the Board recommended the President seek legal counsel and follow up with a registered letter re-stating the position of MALA.

**Aviation:** No report

**Common Facilities:** No report. There was a discussion involving disposition of the Merifield hangar. Jerry Billingsley has indicated the structure would be removed by volunteer workers during the next three months.

**Deer Control:** In the absence of Felix Anderson, his report was read by President, Phil Hart – “So far, five deer have been harvested (four does and one buck). The hunting area has been slightly expanded to include Kevin Hensley’s four lots on western Merifield Dr., Garry Wilburn’s lot on Merifield Dr., and Mary Fran Lewis’s five lots on the east side of Hazelnut Dr. No negative incidents have been reported.”

**Fielding Group:** In the absence of a response from Hal Norman, MALA will begin including a cover letter with the “disclosure packet” for all real estate transfers within the units of RP 1, 3, 4, & 5. This will be in the format approved by the MALA Board in June, 2003.

**Finance:** No report beyond the facts given by the Treasurer.

**Political & Environmental:** No report other than reminding members to vote Nov. 4.

**Roads:** Matt Dillon reported that all paving and repair work for 2003 had been completed. The stop sign at the corner of Lewis and Lakepoint is being replaced, and a new speed limit sign is being placed on Occoneechee Dr. During November, the inventory of “screenings” is being re-built in order to provide traction during ice/snow this winter.

**Security:** Phil Hart reported that on 9/30/03 there was a formal complaint of two or three stray dogs near the entrance. Apparently someone had been feeding them. They were reported to the County Dog Warden. They have not been seen since. On 10/5/03, there was a report of gun shots near 489 Meriwether Dr. The report was left on Mr. Hart’s answering machine during the afternoon, and it was not retrieved until 7:00 pm. No investigation was made.

**Welcoming:** Martha Day outlined her plan for the coming year. It will include providing a potted plant and printed material for new residents. She stated that she would be using some of the approved budget of \$250. An appeal was made to members to help identify new residents as soon as possible.

**Youth & Schools:** Since Cindy Carter had to leave the meeting early, the President pointed out that the Harvest Hayride is scheduled for November 2, at Oak Park at 1:00 pm. There is a need for volunteers to provide refreshment stops. Please contact Cindy. Notification has been sent to all e-mail recipients, and there will be an article in the upcoming newsletter.

**Other Old Business:** Matt Dillon reported that MALA contractor, Dennis Hayes, is working toward a real estate license. There is a good possibility that he will not seek renewal of his maintenance contract expiring January, 2005.

**New Business:**

**Service District:** Phil Hart reminded that Board that there was a motion made and passed at the Annual Meeting requiring the Board to actively re-address establishing a Merifield Service District for Roads during F/Y 2003/2004. Phil stated that a committee would be established to set a plan of action, identify resources, and make plans for carrying out this endeavor. Volunteers to serve on the committee included Billy Wells, Margaret White, and Matt Dillon. A chairperson will be determined, and their first report will be given at the December Board Meeting.

**Camping Trailers:** The President reminded the Board that there was a motion made and passed at the Annual Meeting that the Board consider a policy to eliminate storage of camping trailers on unimproved lots. After lengthy discussion, no motion came from the floor, and the President asked that the subject be tabled until the December meeting.

**Impact Fees:** In a follow-up to discussions at the August meeting and the Annual Meeting, the President appointed a committee of Don Szalkowski and Matt Dillon to propose to the Board in December a plan and structure for imposing a fee for road damage as a result of improvement to existing lots. After the plan is in final form and approved by the Board, the legality will be assessed.

**Christmas Decorations:** After twenty years of decorating the Merifield entrance at Christmas, Mr. Barney White has resigned this voluntary duty. We all owe him a big "Thank You" for this loyal service. The Common Facilities Committee will attempt to fill this need.

There being no further business, the meeting was adjourned at 8:45 pm.