

MALA BOARD OF DIRECTORS MEETING MINUTES

February 10, 2004

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

Present: Mike Cottrell, Martha Day, Phil Hart, Mary Fran Lewis, Don Sinkiewicz, Sharon Sinkiewicz, DeWitt VanArsdale, Billy Wells, Garry Wilburn, and Larry Wood

Excused: Matt Dillon, Jeff Jones, Clarence Neese, and Don Szalkowski

Absent: Richard Allen, Jerry Billingsley, Cindy Carter, Skip Norcross, John Stinson, and Ken Vaughan

Observers: Paul Lautermilch

The President introduced and welcomed Larry Wood as the Board's newest member. The minutes of the December Board meeting, having been previously distributed to the Board and posted on the Association's web page, were approved as written.

Treasurer's Report. The Treasurer noted that although the annual invoices are not due and payable until March 1, 31 percent of the property owners have paid their annual Association assessment. He reported that approximately half of the owners of improved property having paid their annual assessment also contributed to the voluntary road maintenance fund. More than \$5,300 has been collected in this voluntary road maintenance fund to date.

President's Report.

Directories. Distribution of the 2004 Merifield Acres telephone directory has been completed.

Real Estate Offer. Closing on the sale of the property adjoining Merifield Acres near the entrance has been delayed until March. Discussion of MALA's offer to purchase a buffer strip must await completion of the property transfer.

Restoration of the Bayer property on Longmeadow Drive. The property owner has declined to take any restorative action citing that the appearance of the property in question is no more offensive than many other unimproved areas of Merifield Acres where trees downed in storms have not been removed.

Detached Structure at 137 Elm Court. The owner of the detached structure at 137 Elm Court has not contacted MALA's attorney as requested in a December 2003 letter seeking dialogue to remedy this situation; a further effort will be made to contact the owner by certified letter." The intention is to pursue this as a legal/court issue if the current property owner intransigence is continued.

Storage of Camping Trailers. Action on this issue is necessary to comply with membership direction received at the 2003 Annual Meeting. It is apparent that a modification of the Board's interpretation of the covenant rules published in 2003 will be necessary. This action will be carried over until the April Board meeting.

Assessment Status of Unit 7A, Lot 20. The President reported that an annual assessment invoice for this property donated to the Clarksville VFD had not been sent to the property owners. After discussion it was the sense of the Board that in order to avoid establishing a precedent for selectively imposing annual assessments, the Treasurer was directed to send the invoice requesting payment. The President will inform the VFD that their payment of the annual assessment will be returned to the VFD as a contribution.

Shortened Version of Merifield Rules. The revised introduction to the condensed summary of Merifield Acres rules and regulations was approved as written. This rule summary will be included with the Association's disclosure packets and to all property owners in the next newsletter mailing.

Corps of Engineers Permit. Applications to renew the necessary permits are being submitted. The renewed permit will be effective for seven years.

Honor Roll. Betty Noah and Fran Townsend's names have been added to the MALA Honor Roll for their efforts in

maintaining the appearance of the entrance to Merifield Acres.

Committee Reports.

Architectural. No report.

Aviation. The Association's annual Aviation Facility report to the State has been submitted.

Common Facilities. The truck damage to the flower beds and border will be corrected by the Maintenance Manager. Board discussion noted the need for a longer term program for improving the appearance of the brick pillars at the entrance.

Deer Control. The State permit for our deer reduction program has been extended through March 31, 2004. Seven deer (5 doe and 2 bucks) have been harvested this year and though this number seems low, the longer term impact is significant when one considers that a typical doe can be expected to produce 13 offspring over 5 years.

Finance. The value of the Association's mutual fund investments currently total \$57,990. The value of these investments has increased significantly over the past few months with the improved performance of the stock market.

Environmental. The EPA is reviewing VEPCO's Lake Gaston permit to assess the impact this will have on bald eagle nesting and on Indian sacred burial grounds. Property owners planning to contest the recent property reassessment must support their request with substantial documentation in order to have any chance of favorable action.

Roads. Overall, Merifield Acres roads are in satisfactory condition. We used 20 tons of screenings during the recent snow and ice storm. These screenings are being replaced. A number of private vehicles were parked on Merifield Acres roadways during the recent snow. This is a violation of the Merifield covenants and severely hampers road clearing operations. Our annual road survey for necessary road

repairs will commence with the advent of better weather. This survey will provide the basis for the 2004 road paving and repair effort. Board discussion highlighted the need to replace missing road centerline reflectors.

Security. Two road signs were damaged incident to the Super Bowl. Christmas lights at the entrance were vandalized in late December. Road signs continue to be used as targets for gun shooters.

Service District. Nothing new to report.

Welcoming Committee. Welcoming calls made on two new residents and a third call is in the offing.

Youth and School. No report.

New Business.

Dock Access through Oak Park. Permits to establish a dock are issued by the Corps of Engineers and subject to certain restrictions relative to minimum distance between adjacent docks. Docks may be located almost anywhere along the shore line. Two docks have been established in the vicinity of Oak Park where dock access would logically be through Oak Park. With the recent installation of a locked entrance during hours of darkness to deter Oak Park vandalism, the question arises as to accessibility of dock owners during hours of darkness. Discussion pointed out the pros and cons of issuing keys to permit access to Oak Park. President Hart suggested that the Board require property owners desiring after-dark access to their dock(s) through Oak Park, address their request to the Board. The Board concurred.

Split Lot on Oak Run. A lot on Oak Run has been divided by the owner with one portion sold to an adjacent property owner. The question posed to the Board concerned the Association assessment fee structure to be applied in such circumstance. After discussion, a motion was offered (and seconded) "That fractional improved lots be assessed at the rate of one-half the rate of a full improved property." This motion was passed by unanimous voice vote.

High Speed Internet Access. A property owner recently asked the Board's position with respect to encouraging high speed Internet access providers to provide this service in Merifield Acres. After discussion the Board consensus was that it supported, in principle, the provision of high speed Internet access and should monitor the progress of efforts to obtain this service.

Fire Insurance Rates in Merifield Acres. A property owner noted the Fire Insurance rates in Merifield Acres depended upon the distance to a fire hydrant and the distance to the local Volunteer Fire Department and inquired about the establishment of "dry" hydrants (where water could be pumped from an emergency source, (lake, in-ground pools, common cisterns/wells). This subject has been previously examined in detail (particularly in the aftermath of the two recent house fires in Merifield) and except for the use of in-ground pools as a source of water, other alternatives were not feasible. It was concluded that the only real solution for reducing home fire insurance rates was to establish a volunteer fire department in Merifield Acres.

There being no further matters to be discussed, the Board of Directors meeting adjourned at 9 PM.

The next meeting of the Board is scheduled for Tuesday, April 13, 2004.