

MALA BOARD OF DIRECTORS MEETING MINUTES

April 12, 2005

President, Don Szalkowski, called the meeting to order at 7:00 pm at the Clarksville Public Library.

Present: Jerry Billingsley, Mike Cottrell, Richard Crouch, Martha Day, Mary Fran Lewis, Clarence Neese, Skip Norcross, John Stinson, Don Szalkowski, Dewitt VanArsdale, and Billy Wells.

Absent: Richard Allen, Jerry Mabrey, Garry Wilburn, Larry Wood, and Bill Woodfin.

Excused: Don Sinkiewicz, Sharon Sinkiewicz.

Observers: Phil Hart, Paul Lautermilch and Judy Williams

The minutes of the last meeting have been distributed to the Board and posted on the Association's web site. There is one correction: Martha Day was listed as absent and should have been shown as excused. With this change, the minutes are approved.

Treasurer's Report: The Treasurer provided a copy of the MALA current operating statement. Owing to non-payment of the annual assessment liens have been recorded on 13 properties. A copy of the current Operating Statement was provided to each Board member present. The Treasurer noted that he had inserted the 2005 Budget in order to provide a more complete picture of the Association's current financial status. The report was approved.

President's Report:

Board Vacancies. The President reported that he had received letters of resignation from Board members Jeff Jones and Larry Garrison. He recommended that Ed King be considered for the remaining portion of Jones' term (to expire September 2005) and Danny Thacker for the remaining portion of Garrison's term (to expire September 2007). By unanimous consent the recommendations were approved. [Recorder's Note: Subsequent to the Board meeting, Ed King informed the President that because of personal considerations he would be unable to accept a seat on the MALA Board at this time.]

Correspondence. A letter was received from Ed and Carol Mazur complimenting the Association on the recent Newsletter and for the efforts of the Board.

Liability Insurance. The Association's current liability insurance coverage was reviewed and after discussion the Board concluded that the existing policy coverage was adequate and should not be changed.

Forestry Sign. The sign at the entrance to Merifield Acres concerning outdoor burning is causing confusion on the part of some residents in that depending on the season, the sign advises that outdoor burning is permissible at certain times. This is not in agreement with the Merifield Inc. covenants that prohibit open burning at all times. After discussion that noted that burning of debris on the shoreline is permissible when the lake level is below 299', the Board recommended that the President consult the

Forestry people and attempt to have the sign removed (or relocated outside of Merifield Acres property).

Green, Foote, and Brantly Property. These three properties account for nearly 60% of the outstanding dues owed to the Association and have been in arrears for a number of years. The whereabouts of the owners of two of the properties (Green and Brantly) is unknown and the county taxes are in arrears as well. The Foote property owner recently refinanced the existing loan on the property despite the existing recorded MALA lien on the property. After discussion, the President and Treasurer were directed to consult with an attorney (Walter Beales) to ascertain the best course of action for the Association to pursue, noting that the current budget of \$960 for Professional Fees should not be exceeded.

Committee Reports.

Architectural: Since February 1, 2005, the Architectural Committee approved the construction of two houses (on Lakepoint Dr.) and a number of other building additions. The totals impact fees associated with these projects amounted to \$3,241.45.

Appearance and Beautification: The timbers on the island on Highpoint Blvd and the boarder at the entrance to Merifield acres have been stained and preparations are being made for the spring planting of annuals and mulching at the entrance and at the islands on Highpoint Blvd. and Lakepoint Blvd.

Aviation: The Aviation Committee now consists of Joe Noah Chair), Mary Fran Lewis, and Vance Rucker. They recommended that the airstrip be mowed, vice bush hogged to lower the height of grass in the center portion of the landing strip. They believe that eight mowings per season should be adequate under most circumstances. A replacement wind sock is in hand when needed.

Common Facilities: The damaged areas at the entrance have been repaired and the stop sign at the entrance will be relocated on the curve before the entrance. A white line on the pavement indicating the stop area will be added. The chain at the entrance to Oak Park has been moved closer to Merifield drive. We may have to modify the fence if the current arrangement proves ineffective in deterring trespassers. New floats for the dock have been purchased and the community dock rebuilt when volunteer workers are available and the lake level permits. Merifield's resident tree expert advises that the remaining trees in the apple orchard are beyond remedial help. The trees can be cut down and removed if desired. After discussion it was decided to leave the trees as they are since they do bear some fruit. Contributions of replacement trees are welcome.

Finance: The value of Association's mutual fund investments has decreased approximately \$2,300 since the beginning of 2005 owing to the fluctuation of the stock market. Our investments have done somewhat better than the Dow.

Political and Environmental: The Mecklenburg Board of Supervisors has approved a biennial cycle for reassessing property values. The election voting location for Merifield Acres residents has been changed to the Community center vice the Fine Arts Center.

Roads and Maintenance: There have been a number of complaints concerning the tar and gravel applied to some of Merifield Acres roads last fall by the Halifax Paving Co. For reasons unknown, the gravel is not adhering to the road surface and the surface of the treated road is like a washboard in some areas. The Roads Committee Chair will contact the paving company to seek remedial action. A source for road reflectors has been identified. More information will be provided when available.

Newsletter: The Merifield Acres Newsletter was posted/mailed on March 14. The next edition will come out after the Annual Meeting when the new Board composition is known. .

Security: Several complaints about dogs have been received recently. The dog owners have been contacted and have agreed to comply with the covenants. Deer are being "spotlighted" on the airstrip at night with the added complication of beer bottles and trash. Vehicles were identified and the owners have been advised that the Game Warden will issue Class I Misdemeanor citations for future "spotlighting" incidents. ATVs have been operated on private property in the vicinity of West Point Drive.

Service District: Following the third letter to landowners, we now have a response from 76.6% of those contacted. Assigning one vote for every platted lot in Merifield, we have 508 votes in hand and 155 still not responding. The results, to date, show 71.26% in favor of the Service District proposal. The committee has a desire to show 80% response, and this can be accomplished with another 23 votes. The plan is to contact some of the remaining landowners directly.

As we approach the point of petitioning the County Board of Supervisors, there are a number of things that need to be done to enhance our chances of success. Since our original ten-member committee has dwindled in number, we are asking any additional landowners who would be willing to help to attend a meeting Tuesday, April 19, at 7:00 PM at the Clarksville Public Library.

School and Youth: The annual Easter Egg hunt was held on the Saturday before Easter, March 26th. Approximately 100 people attended, including 17 children of pre-school age and 16 school-age children. Over 1500 eggs were successfully hidden (and presumably found). Numerous prizes were awarded for egg tossing and other games and 128 hot dogs were served. A great time was had by all.

Welcoming: Five new residents have been visited.

Deer Control: No report.

E-Mail: No report.

Web: Nothing to report.

New Business. None

At the January Board meeting a member suggested that it might be appropriate to poll the residents to ascertain the level of interest in obtaining high speed internet service in Merifield Acres. After discussion, the Secretary agreed to undertake this using our current E-Mail address list. The poll has not been done. After speaking with several Verizon Representatives, it became apparent that Verizon has no plans to provide high speed internet in rural areas, (such as Merifield). The Secretary is looking at the feasibility of wireless options, but is not sure if that will work either. This item will be carried over as an open agenda item.

There being no other business, the meeting adjourned at 9:15 PM.

The next meeting of the Board will be June 14, 2005 in the Clarksville Library.

Respectfully submitted,

Wednesday, April 13, 2005 America Online: daski57

Paul Lautermilch
Recorder