

MALA BOARD OF DIRECTORS MEETING MINUTES  
June 14, 2005

President, Don Szalkowski, called the meeting to order at 7:15 pm at the Clarksville Town Hall. The President noted that the shift to the Clarksville Town Hall was necessary because of an inoperative air conditioning system in the library

**Present:** Richard Allen, Jerry Billingsley, Richard Crouch, Mary Fran Lewis, Jerry Mabrey, Clarence Neese, Skip Norcross, Don Sinkiewicz, Sharon Sinkiewicz, John Stinson, Don Szalkowski, Danny Thacker, Dewitt VanArsdale, Larry Wood, and Bill Woodfin.

**Absent:** Mike Cottrell

**Excused:** Martha Day and Billy Wells.

**Observers:** Phil Hart, Paul Lautermilch and Walter Cummings

The minutes of the April meeting have been distributed to the Board and posted on the Association's web site. The minutes were approved as written.

**Treasurer's Report:** The Treasurer provided a copy of the MALA current operating statement. The report was approved.

**President's Report:**

Board Vacancies. The President introduced Danny Thacker who has been appointed to the Board to fill the remaining portion of Larry Garrison's term (to expire September 2007). He noted that there were two remaining Board vacancies (Jones and Wilburn) and that subject to the Board's approval, these seats would be filled by election at the annual meeting. The Board approved.

Correspondence. A note of appreciation was received from Jean Wilburn expressing her thanks to the Board for its expression of sympathy over the untimely death of Board member Garry Wilburn.

The President reported receiving several letters from property owners complaining about the appearance of the common areas in Merifield acres. He planned to pull together a group of Board members to meet with Dennis Hayes, MALA's maintenance contractor to discuss the complaints. This led to a wide-ranging discussion by the Board that did not form a consensus that the appearance of Merifield Acres had degraded significantly. Further discussion brought out the fact that the maintenance contract stipulates that comments or complaints within the purview of the maintenance contractor are to be brought to the attention of the Road Committee Chair or the Common Facilities Committee Chair and that these two Board members would be the interface with the maintenance contractor. The Board unanimously reaffirmed this policy. Other discussion centered mainly on mowing the airstrip and the planned solicitation of bids for MALA's maintenance contract.

**Old Business:**

Forestry Sign. The Virginia Forestry Service sign at the entrance to Merifield Acres concerning outdoor burning that created confusion on the part of some residents has been removed. A Merifield Acres sign citing the language of the covenants concerning open burning will be erected.

Garage Sales/Flea Market. Several requests seeking permission to conduct a "yard sale" in Merifield Acres have been received. After discussion, the Board consensus was to maintain the existing policy of prohibiting this type of activity within Merifield Acres.

MALA 2006 Budget. In order to comply with the Association By-Laws, the Association's 2006 Budget must be presented to the Membership for approval at the annual meeting in September. The proposed budget will be included with the notice of the annual meeting which must be mailed 30 days before the meeting date in late September. In order for the Board to review/approve the budget before submission to the membership, the budget will have to be completed prior to the August Board meeting. Committee Chairs are requested to submit their FY 2006 resource requirements to the Finance Committee by mid July.

Nominating Committee. Association By-Laws require the Board to appoint a nominating committee to identify candidates for seats on the Board. Martha Day served in this capacity last year and has agreed to lead this effort again this year, subject to the Board's approval. The Board approved Day as Chair of the Nominating Committee. The Board is expected to assist in identifying candidates for the new class of Board members. Suggestions should be passed to Martha Day. The timing for developing a slate of candidates is similar to that of the budget outlined in the preceding paragraph.

MALA Owned Lots. MALA owns the two lots on Meriwether Drive at the head of the airstrip. We recently have been asked if the Association would be willing to sell these lots to a purchaser who would plan to erect a home with an associated aircraft hanger. MALA accepted title to these lots with the stipulation that should the Association ever cease maintaining the airstrip as a licensed aviation facility, the title for these lots would revert to the previous owner, Mary Fran Lewis. After discussion, the Board consensus was that the Association was not interested in the sale of these lots at this time.

Burlington Drive RR Crossing. The Virginia Department of Transportation was to include repairs to the railroad crossing on Burlington Drive in their 2005 budget. A member asked that the status of this project be ascertained.

### Committee Reports.

**Architectural:** Since February 1, 2005, the Architectural Committee approved the construction of three houses (on Lakepoint Dr., Longmeadow Dr., and Occoneechee Dr.) and a number of other building additions. The total impact fees associated with these projects amounted to \$2,851.10.

**Appearance and Beautification:** Annuals have been planted at the entrance and pine mulch has been added to the entrance beds and the islands on Highpoint Blvd. and Lakepoint Blvd.

**Aviation:** Maintaining an appropriate grass height on the airstrip continues to be the main topic of discussion.

**Common Facilities:** The chain at the entrance to Oak Park has been marked with plastic ribbon to improve its visibility in low light conditions. A hole has developed in the culvert at the entrance. The Road Committee Chair and the maintenance contractor are investigating.

**Finance:** The value of Association's mutual fund investments has increased by approximately \$2,000

since the last Board meeting report.

**Political and Environmental:** Nothing to report.

**Roads and Maintenance:** A source for road reflectors has been identified. The Road Committee has developed changes to the 10 Year Road Maintenance Plan to use the increased funds that have become available owing to the voluntary contributions and the funds carry-over from last year. Discussion pointed out the importance of providing an up-dated 10 Year Road Maintenance Plan for the membership at the annual meeting and for the Service District Committee chair to use in discussions with the Board of Supervisors

**Newsletter.** The next Newsletter will come out after the Annual Meeting when the new Board composition is known. .

**Security:** No report.

**Service District:** The results, to date, show 71% in favor of the Service District proposal. Creation of a service district will effectively negate the 1991 agreement between MALA and Mary Fran Lewis concerning payment of dues on the "trustee lots" owned by Ms. Lewis. Discussions with Ms. Lewis are ongoing.

**School and Youth:** Nothing new to report.

**Welcoming:** No report.

**Deer Control:** Three deer were harvested this past year. The plan for next year is to commence the Merifield Acres deer herd reduction season earlier than in the past.

**E-Mail:** Discussions with high speed Internet service providers do not offer much hope for getting high speed service in Merifield Acres in the near term. A survey form to identify the potential high speed internet service market in Merifield acres is being developed.

**Web:** Nothing to report.

**New Business.** Clarksville Community Comprehensive Plan. Mr. Walt Cummings briefed the Board on the planned activities to update the Clarksville Community Comprehensive Plan. Because of the proximity of Merifield Acres to Clarksville, the committee charged with updating the comprehensive plan wish to have a MALA representative on their group. Because of David Howell's long association with MALA it was suggested that he would be a suitable representative. Howell has indicated a willingness to participate. After discussion, the Board approved Howell's participation as a MALA representative.

There being no other business, the meeting adjourned at 9:45 PM.

The next meeting of the Board will be August 9, 2005 in the Clarksville Library.

Respectfully submitted,

Paul Lautermilch  
Recorder