

MALA BOARD OF DIRECTORS MEETING MINUTES

August 9, 2005

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

Present: Jerry Billingsley, Mike Cottrell, Richard Crouch, Martha Day, Mary Fran Lewis, Jerry Mabrey, Clarence Neese, Skip Norcross, Don Sinkiewicz, Sharon Sinkiewicz, John Stinson, Don Szalkowski, Danny Thacker, Dewitt VanArsdale, Billy Wells, Larry Wood, and Bill Woodfin.

Excused: Richard Allen,

Observers: Cathy Cottrell, James and Genevieve Glorius, Phil Hart, Paul Lautermilch and Margaret White

The minutes of the June 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:

Burlington Drive Railroad Crossing. The contract for repairs to the Burlington Drive railroad crossing has been let and repairs are expected to be completed by Labor Day.

Property in Arrears. The President and Treasurer met with an attorney concerning follow-up action in the case of several owners of properties that are in arrears on their annual assessment payments. The attorney advised that the cost of pursuing this issue would be greater than what MALA wished to commit and recommended that the Association pursue these matters on their own, which is now being done.

Correspondence.

Trash Collection. A trash collection firm in South Boston has requested permission to solicit trash collection customers in Merifield Acres. Discussion noted that this has been a recurring issue over the years and that the Board had consistently refused such requests because of the litter and appearance problems associated with commercial trash pick-up. The Board rejected the request by unanimous vote.

Water Run-off. A letter from Paige Roberts (Lot 9C/167) cited adverse effects of water run-off from the airstrip and requested immediate corrective action. Wide-ranging discussion reviewed the history attending this situation. There was consensus that while MALA was not responsible for correction of water run-off problems in general, in this particular situation, because water run-off from the airstrip is contributing, MALA shares some responsibility to assist in correcting the situation. The Roads Committee Chair noted that an additional cross-road culvert is necessary and existing damaged culverts should be replaced. A request for bids to complete this work has been issued. Further action is held in abeyance until the full cost of repairs is understood.

By-Law Change. A change to the Association By-Laws to formalize the existing policy concerning the requirement to seek competitive bids for work costing more than \$1,000 was proposed. Discussion noted that issuing an "Amended Declaration" would serve the same purpose and provide advantages over making this a part of the by-laws. The proposed change was tabled.

MALA 2006 Budget. The Finance Committee Chair presented a proposed FY 2006 MALA budget for Board approval. The Treasurer reviewed the significant changes from the FY 2005 budget that were necessary based on actual experience. The Board approved this proposed budget for presentation to the Membership at the Association Annual Meeting.

Nominating Committee. Martha Day reported that her efforts have resulted in producing a slate of seven candidates (Davis, Mabrey, Szalkowski, Wells, Wikle, Williams and Wood) for the seven Board vacancies to be filled. There are two candidates for the one seat on the Architectural Committee (Ferguson and Hensley).

No Open Burning Sign. Three sign alternatives were presented, After discussion the Board opted for an 18" x 24" reflective sign.

Annual Meeting. The President proposed September 25 as the date for the annual meeting. After discussion, the Board approved. The meeting will commence at 1 P.M. at Oak Park. Because of diminishing attendance at past picnic lunches before the annual meeting, there will not be a picnic lunch this year. The President noted that there would be a Board meeting immediately following the Annual Meeting for the election of officers. He urged all Board members to attend.

Annual Audit. The annual audit required by the Association By-Laws will be conducted by Jerry Boyle and Mike Marcenelle.

Committee Reports.

Architectural: Since June 15, 2005, the Architectural Committee approved the construction of one house (on Hollyfield Ct.) and two building additions. The total impact fees associated with these projects amounted to \$1,769.54

Appearance and Beautification: No report.

Aviation: Francis Hale has volunteered to cut the grass shorter (in a 1700' x 12' area) than normally cut by the contractor in order to accommodate his experimental RV-4 tail wheel aircraft. It is understood that this is at no cost to the Association.

Common Facilities: Vandals continue to abuse the lights at the entrance. Repairs to the community dock await a lower lake level.

Finance: The value of Association's mutual fund investments has increased by approximately \$3,000 since the last Board meeting report. The Committee has reviewed the performance of the Association's investments and concluded that the Fidelity Large Cap Mutual Fund (3 Star Morningstar rating) performance does not merit continued participation and in lieu thereof, recommends that those funds (\$13,825) be transferred to Fidelity Contrafund, a large growth fund with a 5 Star Morningstar rating. The Board approved this recommendation without discussion.

Political and Environmental: The Chair reported on current County Board of Supervisors activities of

interest to homeowners' associations, viz., the minimum number of lots (13) requiring a trash dumpster, and requiring that all future developments construct roads to VDOT standards.

Roads and Maintenance: The Chair noted that several installed metal culverts have been crushed by heavy vehicles and are scheduled to be replaced. The plan is to pave 6,170' on Lakepoint and 1,450' on Cheverly Rd. Because of the narrow road, turn-outs will be provided to permit two-way passing. The Stacy Court/West Point Drive intersection issue last addressed by the Board at their August 2004 meeting was reopened. The discussion centered on the trees in the center of the intersection and the cost of their removal (Previously approved by the Board). Because of the size of the trees, the cost of the removal will exceed by a substantial amount the expected cost when approval was last granted. The Board, by unanimous agreement, voted to rescind the earlier Board action.

Maintenance Contract. Jerry Billingsley, Chair of the Committee to draft a new maintenance contract Request For Proposals reported that the committee had completed its work and that the scope of work document had been mailed to 12 interested contractors. A pre-bid conference was held on July 28 with five contractors attending. The deadline for bids is 15 August. He thanked the committee (VanArsdale, Woodfin, King, Thacker, Norcross, and Szalkowski) for their efforts.

Newsletter. The next Newsletter will come out after the Annual Meeting when the new Board composition is known. Corrections to the Merifield Acres Telephone Directory will be solicited in the newsletter.

Security: Theft of two planters and a boat cover were reported. This was reported to the Sheriff's office.

Service District. Phil Hart reported on a meeting he and Billy Wells had with Wayne Carter, County Administrator. The purpose of the meeting was to obtain information from the County with respect to the Service District. Carter promised to provide answers to the MALA questions in 4 weeks. Hart anticipates having more complete information for presentation at the Annual Meeting.

School and Youth: No report.

Welcoming: Seven new full-time residents have been visited by the Welcoming Committee. Unwanted plant pots and saucers are needed for the plants that are presented to the new residents.

Deer Control: No report.

E-Mail: Sharon Sinkiewicz reported the results of the MALA Internet survey where a large majority of the responders are of the opinion that their current Internet connectivity is too slow. Most would be willing to pay more for faster service. This survey report is being forwarded to the local group seeking high speed internet service.

Web: Nothing to report.

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

The next meeting of the Board will follow immediately after the Annual Meeting at Oak Park for the purpose of electing officers for the coming year.

Respectfully submitted,

Friday, August 12, 2005 America Online: daski57

Paul Lautermilch
Recorder