

*These minutes are a draft of the Board Meeting Minutes and will not become a part of the Association's formal records until they are approved by the Board at the next regular meeting. They are provided in advance of approval as a courtesy to the Association membership.*

## ***MALA Board of Directors' Meeting Minutes***

***December 8, 2009***

Bill Woodfin, President, called the meeting to order in the Clarksville Public Library at 7:00 p.m.

**Present:** Nola Adler, Clinton Dalton, Cathy D'Amato, Martha Day, John Gilmore, Mike Gupton, FJ Hale, Kevin Hensley, Chris Henry, Jerre Mabrey, Greg Sansing, Bill Smith, Tim Tetreault, Richard Wikle, Bill Woodfin.

**Excused:** Jerry Billingsley, Chris Crouse, Ben Jackson

**Absent:** Philip Beck

**Observers:** Rick Baldwin, Skip Bona, Joanne Gilmore, Jon Kuniholm, Sambo Lewis, Chuck Roast, John Stinson, Dewitt Vanarsdale.

The minutes of the October 13, 2009, Board Meeting, having been distributed to the Board and posted on the Association website, were approved as written. A motion was made to approve the October 13, 2009 minutes, seconded, and accepted without dissent.

**Treasurer's Report.** The Profit and Loss Budget vs. Actual (January through November 2009) was distributed. The Treasurer reported estimated income is on target. Road expense was \$117,802.03; the budget was \$51,000.00 with the difference from last year's monies. The motion to approve the Profit and Loss Budget was made, seconded, and carried without dissent.

### **Old Business:**

**President's Report.** President reported that Bob Wenning has resigned from the MALA Board effective October 13, 2009, and Sambo Lewis will be filling that vacancy and serving on the Finance Committee. Pat Hensley has graciously accepted the job of Merifield Acres Newsletter Editor.

The President suggested that the Community Events and Governance Committees be dissolved. A motion to dissolve the Community Events Committee was made, and passed. A separate motion to dissolve the Governance Committee was voted on, seven in favor, and six opposed.

**Secretary's Report.** The motion made at the Annual Meeting that the Board act as agent on derelict property to pursue enforcement of the covenants related to such property.

**Open Forum:** Skip Bona presented his proposal to the Board for the construction and maintenance of a hangar adjacent to the grass runway in Merifield Acres. The final design is subject to the approval of the Architectural Committee. In lieu of rent within six months of completion of the hangar a multipurpose room will be constructed for use by MALA for meetings and other activities. MALA will be responsible for determining who uses the multipurpose room or damage to this room that may occur. Water and sewer will be installed and a restroom will be built in the hangar for joint use. This agreement will be effective for a period of 20 years from the date of execution and may be extended for an additional 20-year period.

If there are any questions or concerns regarding this proposal, please contact Nola Adler, at 374-4604 or nola.adler@gmail.com.

**Architectural Committee Report:** The Architectural Committee met with Rick Baldwin and Rick Adler of the Aviation Committee to see if we could help with their plans. Most of the meeting was positive, to keep both the homeowners happy and the Aviation Committee going in a positive direction.

There were no new plans for home construction these past two months.

### **Standing Committee Reports:**

**Appearance and Beautification.** The front entrance to Merifield Acres has been decorated for the Christmas Season.

**Aviation. The Hangar,** Mr. Bona will make his presentation at the meeting. His proposal may be considered in two phases, the building and the location. Both will be up for discussion and a vote.

Notice has been made to Ms. Foote via phone and US Mail, and to Mr. Tanaka, owners of lots 174 and 173, that a hangar (s) will be constructed on their common border with the airport. They have been advised to be present at the 12.8.9 board meeting to represent themselves, or to make written notice to the board, or to me. As of 12.5 I have had no reply.

Via phone 11/17/09, Mr. Tanaka informed me that he had hand-written a letter to the board regarding the derelict Foote property, and had intentions to sell. I have not had a reply from Ms. Foote.

I have the **marker flags** used in the event we need to close the runway in my possession. I am looking for a more convenient place approximate to the runway in the event they are needed.

**Opinion** – I think it is extraordinary on behalf of Skip to build a common meeting room onto his hangar. We will be able to meet without having to come to town, and may be able to develop a community spirit once the project is completed.

I hope you will remember that there was a hangar on the airstrip for over 25 years. During that time, no one suffered its presence.

**Committee to Unite MALA.** The Committee is developing covenants that could apply to all units of Merifield Acres.

Included in the January's assessment mailer will be map and unit listing which is in your notebook. This is being sent to the landowners for their information.

I anticipate that our first formal meeting will be in January and will have a report at the February Board meeting.

If you have input, ideas and or concerns about this project (and this applies to all landowners in Merifield), please contact one of our Committee members Bill Smith, Martha Day, Ben Jackson, Hal Norman, John Gilmore, Nola Adler, Billy Wells, Richard Wikle.

Chair requested a 5-year payment history of voluntary lot owners and a percentage of overhead of road monies from the Treasurer. Motion was made seconded and carried. Also requested was a budget of \$3,000.00 for legal fees, if needed.

**Common Areas and Facilities.** Kevin Hensley repaired the front light that was damaged by vandals. The remaining light has been repaired and tested by the Committee and is ready for installation. The Board agreed to install the remaining light.

**Deer Control.** As of December 7, ten deer have been harvested, two antlered bucks, three antlerless bucks, and five does. Before the regular season closes January 2, 2010, Chair Noel will learn from the Game Warden whether or not the deer population in Merifield Acres warrants harvesting deer after January 2.

**Finance.** Chair reports the four-month rollover as of August 2009 was \$63,452.00 less withdrawal of \$15,000.00 leaving a balance of \$48,452.00. The Fidelity account has lost due to the market. At the end of the year remaining monies will be transferred from checking to a CD.

**Political and Environmental.** The Town of Clarksville is in the process of expanding its tax base by annexing several areas on both sides of the lake.

Of most concern are the areas near Merifield Acres which include the old Burlington Industries plant, Kinderton Distribution center, and EDS.

The maps and listing of the areas was covered in a previous week's edition of the News-Progress.

There will be a meeting held in Clarksville, December 16, 2009, at 4:00 pm to 7:00 pm at the Community Center, by the Army Corp of Engineers to discuss the Master Plan for John H. Kerr Reservoir.

**Roads and Maintenance.** On November 20 an over-filled cement truck spilled a stream of concrete from the entrance to beyond the first curve. Kevin Hensley brought his water truck and tools and together with 2 employees of H. R. Ramsey Co. we shoveled and broomed as much off as possible. We then used over 1100 gallons of water to wash off the remaining residue.

Many thanks to Kevin for informing me of the problem and then supplying his equipment and labor to keep our beautiful new road from becoming a rough unsightly mess.

**Security.** A rabbit cage was broken into by two dogs. Dog Warden was called. Dog Warden can only act if there is a personal or property damage complaint.

**Welcoming.** Since the October 10 Annual Meeting, Welcoming has attempted to greet Paul Krysiak at 48 Stacey Court. In walking Merifield Acres in connection with updating the Merifield Acres Directory, Welcoming greeted Connie Ponton, her parents, and her daughter at 1265 Merifield Drive, currently a rental property. Renters sometimes decide to buy in Merifield Acres.

### **Communication:**

**Directory.** Because there are to date only thirteen name-and-address changes since the 2009 Directory, the 2010 Merifield Acres Directory will be published as addenda to the 2009 Directory. Piggybacking the folded two-sheet, eight-page addenda and a Committee to Unite MALA communication behind the January 2010 assessment/equivalent contribution invoices and the customary letter soliciting additional contributions will realize savings in printing costs, letterhead envelopes, and postage. The Treasurer is in agreement. In the lower left corner of the 6 X 9 envelope will be affixed a neon-green label that states INVOICE ENCLOSED. The Merifield Acres Directory is customarily distributed only to owners of a lot with a dwelling that are listed in the Directory.

The 2010 addenda will be included with January 2010 invoices for lots with a dwelling only. Sufficient 2009 Directories, with addenda inserted, remain for distribution to residents to be welcomed in the course of 2010.

**Email.** Nothing to report

**Newsletter.** The Fall 2009 Merifield Acres Newsletter was mailed to all Merifield Acres lot owners at the turn of October-November. Bill Woodfin, Nola Adler, Greg Sansing, Noel Corpus, Mike Gupton, F J Hale, and Richard Wikle provided input. Cathy D'Amato did the copying and collating; Carolyn Billingsley, Eva Madura, and Shelly Smith stuffed and sealed.

**Website.** The website is up to date.

**New Business:** AC/MALA Internal Complaint Process (draft 6/12/2009) was distributed for review and comments by February 1, 2010.

There being no further business, the meeting was adjourned at 8:40 p.m.

The next regular Board meeting will be held Tuesday, February 9, 2010, in the Clarksville Public Library at 7:00 p.m.

Respectfully submitted,

Cathy D'Amato, Secretary

Chris Henry, Assistant Secretary