

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 9, 2008***

Ben Jackson, President, called the meeting to order in the Clarksville Public Library at 7:15 p.m.

Present: Philip Beck, Jerry Billingsley, Mike Cottrell, Clinton Dalton, Cathy D'Amato, Martha Day, John Gilmore, FJ Hale, Chris Henry, Kevin Hensley, Ben Jackson, Jerre Mabrey, Greg Sansing, Tim Tetreault, Billy Wells, Bob Wenning, Bill Woodfin, Richard Wikle

Excused: Richard Allen

Absent:

Observers: John Stinson, Dewitt Vanarsdale

The minutes of the October 14, 2008, Board Meeting, having been distributed to the Board and posted on the Association website, were approved as written. The motion made to approve the October 14, 2008, minutes, was seconded, and accepted without dissent.

Treasurer's Report. Copies of the Profit and Loss Budget vs. Actual for January through November 2008 were distributed.

\$50,000 has been put into a Carter Bank CD, one year best rate. Checkbook balance is \$8,953.19. Remaining bills for 2008 are small, if any, except for Ralph Moore's maintenance contract payment, December 30, 2008. Paid the last outstanding reimbursements for committee expenses (Annual MALA Fall Halloween Party and entrance decorations). Other than normal day-to-day roads and general maintenance, no other expenses are scheduled.

This year's audit will occur but will be performed a little late due to extenuating circumstances, with full report to follow upon completion. Checked with insurance agencies and found the minimum limit (which we have) is in fact compliance. No further alterations of current policy will be done. Read memorandum of July 7, 2007. 55-79.81B and 55-514.2B, Virginia Property Owners' Association Act.

Sent nineteen certified letters with pending lien notifications at cost of \$101.00. Eight recipients responded by paying late assessments totaling \$3,303. One late assessment in excess of \$1,000 will be paid in January of 2009.

Old Business:

President's Report.

1. Dangerous Trees Rules and Regulations. The Governance Committee had incorporated into Dangerous Trees Rules and Regulations recent input from President Ben, in particular a letter of notification specific to a non-Merifield, Inc., lot owner. The motion made to approve the Dangerous Trees Rules and Regulations was seconded, and accepted without dissent.

2. Entrance Land Purchase. To purchase the land from the Corps of Engineers, MALA would first have to survey and then apply to the Corps. The Corps would appraise and notify MALA of the cost. Discussion ensued whether to purchase 5 feet on each side of the road, or 10 feet to the right or left. The motion made to approve the purchase of the land 10 feet on the left coming into Merifield Acres, in the interests of safety over aesthetics, was seconded, and accepted without dissent.

Secretary's Report. Copies of the 2008-2009 Committee Appointments were distributed to Board and Architectural Committee members to update their Directors' Notebook.

Open Forum: _

Architectural Committee Report: The Chair reported no new requests for approval of house plans. There have been requests for approval of two additions to homes. The Architectural Committee has been trying to locate Laurie Foote's mother, a Mrs. Blackwood, as there has been no reply from Laurie Foote. The Committee has contacted appropriate County of Mecklenburg officials who have provided the Architectural Committee with pictures of the derelict property. _

Standing Committee Reports:

Appearance and Beautification. The Committee installed the Christmas lights at the entrance to Merifield thanks to volunteers Joanne Gilmore, Betty Noah, Barb Tierney, and Fran and Bill Townsend. Special thanks to Bill Townsend for his help in the electrical department! There were no extension cords, so we had to start from scratch.

Aviation. The Chair would like to make Rule Number One with the consent of the board: "Night landings are prohibited after Evening Civil Twilight, emergencies notwithstanding". In ground-pounder terms, an hour after sunset. The Chair was also still in need of someone with a sewing machine to stitch two red banners together to form an "X" in the event of a runway closure. Board member Chris Henry volunteered to do so. There has been no reply to date from the Corps of Engineers on the easement.

Common Areas and Facilities. The Committee met with Ralph Moore and the shoreline ranger on November 3, to mark dead trees at Oak Park that Billy Nelson will remove free for the wood.

Community Events. The Committee reports that approximately eighty-five people attended the Annual MALA Fall Halloween Party in October. One-hundred and five hot dogs were consumed, lots of fun had. We are most appreciative of the help of numerous volunteers. In particular, special thanks to Allen Dahl, who borrowed the two trailers that were used, obtained the hay, and led the construction of the reusable railings. Don Bright volunteered his truck and drove. Many others cooked, worked the games and food lines, and allowed the children to stop at their homes for Trick or Treating. We are most grateful for all because the children really had a blast and that is what it is really all about.

Deer Control. As of December 7, this season eleven deer have been harvested, eight does and three antlered bucks.

Finance. Our four-month rollover Bank of America CD matures December 15, 2008. This account is stable. The Treasurer suggests continuation. Current assets are \$62,000 (+-). No current update on our Fidelity account other than it has been losing money in this current market crisis. The Treasurer suggests looking at this once again when the next statement arrives. There are several possible future courses for these monies.

Governance. The Committee held its first meeting since the September 28, 2008, Association Annual Meeting on Tuesday, December 2, at Martha Day's on Oak Run. The Committee next meets Tuesday, February 3, 2009, at the Tierneys' on Darcy Drive.

On the Committee's 2008-2009 agenda remain six concerns: "getting right" and finalizing the MALA Disclosure Packet/Merifield Acres Information Packet, the working relationship between the MALA Board of Directors and the Architectural Committee, several revisions to the MALA Bylaws, the Architectural Committee and MALA Internal Complaint Process newly required by the Common Interest Community Board, revisiting for MALA Board approval the Roads Rules and Regulations, and revisiting the Governance Committee, Finance Committee, and Community Events Committee descriptions, all as of August-September 2007 left in draft form. The Governance Committee heartily welcomes comment from Board members and property owners on these mutual concerns.

At its December 2 meeting, the Committee incorporated into Dangerous Trees Rules and Regulations recent input from President Ben, in particular a letter of notification specific to a non-Merifield, Inc., lot owner. Returning to the issue of the Impact Fee, the Committee concurred to advise the Board at this December 9 meeting to convert the Impact Fee to a Damage Charge (or some other more appropriate term). Upon considering the working document VPOAA Disclosure Packet Statement 3: Impact Fee/Damage Charge (draft 12/3/2008), the Board with input from the Architectural Committee Chair concurred and agreed to the term Road Damage Charge, details to be worked out by appropriate members of the Board and Architectural Committee.

Political and Environmental. AEP has submitted the permit application as approved by DEQ to the Federal Energy Regulatory Commission (FERC). There have been many comments submitted to the FERC, but we anticipate no problems at this point.

TCRC won't appeal the decision on the Smith Mountain Project. TCRC has consulted with three attorneys and learned that an appeal would cost between \$50,000 and \$100,000.

A new shipment of "Friends of the River" caps has arrived. We're asking for a donation of ten dollars for a cap to help pay for some of our relicensing expenses. J. T. Davis and I will have these caps, and we'll be trying to avoid shipping costs, but will have more information here as we work it out.

Virginia Beach officials came out against the Banister River Uranium Project because the River eventually runs into Gaston River, which is their source for drinking water.

In October's Board Meeting minutes, under Old Business the following statement was included: "MALA is not responsible for maintaining the roads in voluntary areas; the Board is waiting for Richard Allen to draft related language for the letters". This Chair urges prudent forethought in Board actions relating to this statement.

Roads and Maintenance. At a Committee meeting, "Children at Play" signs were addressed. The Committee finds this not to be a good choice, as it would lead to requests for other signs. The motion made not to place a "Children at Play" sign on MALA roads or at the entrance to Merifield Acres was seconded and carried without dissent.

Security. Nothing to report.

Welcoming. Since the October 14, Board Meeting, the Committee has greeted with perennials two families, part-time residents who have moved to Merifield Acres full time: Jim and Cindy Meyer on Highpoint Boulevard, both of whom are employed by EDS, and John and Barb Tierney on Darcy Drive. John is serving on the Governance Committee and Barb on the Appearance and Beautification Committee. Fran Townsend, who offered to help on the Welcoming Committee, baked for each family a one-of-a-kind cake.

Communication:

Directory. The 2009 Merifield Acres Directory delivered by the printer this past Thursday is already in the mail. The Merifield Acres resident who helps with preparing the camera-ready copy agreed to coordinate this mailing. To save postage, Board members' copies are being distributed at the adjournment of this meeting.

Email. Nothing to report.

Newsletter. The Merifield Acres Newsletter, Vol. XV, No. 1, will be issued early enough in March to publicize the Annual MALA Easter Party and Egg Hunt. Should any MALA member wish the inclusion of information of general interest, please convey this item to Editor Martha Day no later than March 1, 2009.

Website. In recent weeks, the Webmaster's computer crashed. As of December 8, 2008, the Website is once again "a-okay".

New Business:

1. Airstrip Rule. "Night landings are prohibited after Evening Civil Twilight, emergencies not withstanding. The President will write the rules and give to the Governance Committee for review.
2. Change of Covenants. The President observed that while newer homes in Merifield Acres are moving upscale, the community infrastructure and amenities are trending downwards. To achieve flexibility with lot issues and fiscal viability, the President suggested that Board members be thinking about changes to the Merifield, Inc., covenants.

There being no further business, the meeting was adjourned at 10:40 p.m.

The next regular Board meeting will be held Tuesday, February 10, 2009, in the Clarksville Public Library at 7:00 p.m.

Respectfully submitted,

Cathy D'Amato, Secretary

Chris Henry, Assistant Secretary