

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
February 10, 2009***

Ben Jackson, President, called the meeting to order in the Clarksville Public Library at 7:08 p.m.

Present: Philip Beck, Mike Cottrell, Clinton Dalton, Cathy D'Amato, Martha Day, John Gilmore, FJ Hale, Chris Henry, Ben Jackson, Jerre Mabrey, Greg Sansing, Tim Tetreault, Bob Wenning

Excused: Jerry Billingsley, Kevin Hensley, Bill Woodfin

Absent: Richard Allen, Billy Wells, Richard Wikle

Observers: Joanne Gilmore, Dewitt Vanarsdale

The minutes of the December 9, 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 December 9, 2008, minutes was seconded and accepted without dissent.

Treasurer's Report. Copies of the MALA Profit and Loss Budget vs. Actual for January 2009 was distributed and discussed.

Old Business:

President's Report. Working from the President's initial draft, the Aviation and Governance Committee Chairs are developing Runway Safety Rules and Regulations to ensure the safety of everyone. A draft will be appended to the March Merifield Acres Newsletter for comments from lot owners.

Secretary's Report. The Secretary's request to purchase a new copier was approved by the Board.

Open Forum: -

Architectural Committee Report:

1. The letter to Ralph Moore for dead tree removal is in the works.
2. Michael Samen sold the lots on Lewis Drive. He removed the lumber before the sale.
3. The house on Maplewood Lane that was brought to our attention is in Mary Fran Lewis's area of responsibility.
4. Bill Woodfin will be receiving a copy of all Architectural Committee approval letters.
5. Changing "Impact Fee" to "Road Damage Charge" is done.
6. White dump truck on Highpoint Blvd. has been moved.
7. Certified letter was sent to Laurie Davis Foote.
8. The Jim Norris house is in Freddie Mac receivership. -

Standing Committee Reports:

Appearance and Beautification. Nothing to report until spring, when the Committee will need to mulch the main entrance. Repainting street signs can be put off until next year, unless there is resident demand for it as well as volunteerism.

Aviation. First of all, reports Chairman FJ Hale, a grand salute to Chris Henry for doing a great job on the out-of-service marker for the runway! It was delivered complete with a modern all-weather storage container, decorated like a plastic Folger's Coffee can.

With the aid of other members of our congress, the rules and regulations for runway operations are in the process of being concluded. Here are the main points:

The theme of the regulation for runway operations is safety. Some aircraft can be landed in pitch darkness, and landed safely. However, this disturbs the peace and quiet of the neighbors. So, let's not do it any later than 30 minutes after dark.

Taking off is a little easier, no earlier than 30 minutes before sunrise. While noisy for approximately 90 to 120 seconds, the pilot may need to take off early, if weather, such as fog, is rolling in. To create a "weather hold" may cause a pilot to delay on the ground long enough to place him in harmful weather along the route of flight and landing at night in unfamiliar terrain. Let's see how it goes and restrict as little as possible.

Also, Chairman FJ would like to amend the rule to allow the pilot in command to taxi his aircraft across Meriwether Drive. Taxiing is safer than shutting down and trying to push or tow the aircraft across. With the pilot at the controls, engine running, he has control of the brakes, can run lights, and maneuver the aircraft with full control. This is, of course, predicated upon the construction of a bridge to cross the ditch that borders Meriwether. As Meriwether is the only road approved, all other roads are prohibited for taxiing by default.

FJ would like the other committees who have a responsibility to deliver an assessment for the existing lots that are adjacent to the runway. The purpose of the assessment will be to determine what clearing needs to be done should the owner wish to taxi from his lot to the runway. There was a little SNAFU over this question and it caused some consternation to a fellow pilot. And it nearly lost a lot sale. (The President wishes the matter to be determined on a case-by-case basis.)

Finally, Aviation Committee Chairman FJ Hale would like the email address of everyone on the Aviation Committee and at least one phone number in case such contact is needed. FJ can be reached at foxtrot7@mindspring.com / 434.374.9922 / 919.787.4965 Raleigh home and work / and cell 919.741.1329 (doesn't work on MALA property).

Common Areas and Facilities. The Committee met with Crutchfield & Associates, surveyors at 7996 Highway 47, Chase City, to discuss surveying the entrance. Since the center of the road needs to be determined, the total cost would be \$500.00. The go-ahead with the survey was approved by the Board.

Community Events. Dates for the MALA Easter Party and Egg Hunt to be determined soon. But . . . it will happen!

Deer Control. As of February 10, Chair Noel Corpus reports that so far this hunting season thirteen deer have been harvested, three bucks and ten does. The hunt has been extended to March 28, 2009, does only. Out of twenty approved bow-and-arrow hunters, six to seven are actively hunting.

Finance. CD with Carter Bank & Trust (specific amount set aside from 2008 budget for road improvements in 2009):

Initial deposit 11/08 \$50,000.00

Interest earned 12/08 \$137.00

Current Balance \$50,137.00

Mature date 7/1/09

CD with Bank of America (4-month automatic rollover):

Current value \$62,871.00 (next mature date April 2009)

Vs. August 2008 \$61,915.00 (6 months net profit \$956.00)

Bank of America Investment Account: 1/1/08 \$87,244.00 through 1/31/09 \$55,106.00 has a 1-year period loss of \$32,138.00. In expectation of a market rebound, the Board agreed to leave the monies allocated as they are.

Governance. The Governance Committee held its second meeting of the 2008-2009 cycle Tuesday, February 3, 2009, at the Gilmores' on Highpoint Boulevard. The Committee next meets Tuesday, February 24, at the Becks' on Lakepoint Drive.

Those Committee members present reviewed Runway Safety Rules and Regulations, drafted by President Ben and fleshed out by Martha together with Aviation Committee Chairman FJ, Committee input then forwarded to FJ and Ben.

The Common Interest Community (CIC) Ombudsman's response of December 10, 2008, to Governance Committee written questions was distributed and digested. According to the Ombudsman, the Association is accountable for the veracity of the contents of the association disclosure packet. The working document Proposed Committee for the Non-Mandatory Units (Fielding and Holly Park) (draft 2/3/2009) was distributed and discussed.

The Committee notes that changes in the Architectural Committee Guidelines indicate that the Architectural Committee has extended its purview to include Fielding and Holly Park without such authority having been transferred from the MALA Board to the Architectural Committee that is linked to Merifield, Inc. The Committee also notes that the conversion of the Impact Fee into a Road Damage Charge may not be proceeding as the Board intended. The December 9, 2008, Board Meeting Minutes state: "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". Per an updated Architectural Committee Guideline of December 10, 2008, the Architectural Committee did change Impact Fee (Construction Impact Fee as of November 7, 2008) to Road Damage Charge. It was the Board's intent that this Road Damage Charge provide that after determination of actual road damage that the balance of the

deposit be returned to the lot owner. Are members of the Board and the Architectural Committee in the process of working out the details?

The Governance Committee heartily welcomes comment from Board members and property owners on mutual concerns.

Political and Environmental. No report.

Roads and Maintenance. Bid proposal will go out to the contractors for bid within the next six weeks.

Security. A break-in on Hazelnut Drive during the Christmas/New Year Holidays was reported to the authorities.

Welcoming. Within the next few days, the Welcoming Committee will be greeting the Smiths in the first house on the right after the entrance to Merifield Acres and the Stainbacks in the new house on the corner of Highpoint Boulevard and Maplewood Court.

Communication:

Directory. Nothing to report.

Email. Nothing to report.

Newsletter. The Merifield Acres Newsletter, Vol. XV, No. 1, will be issued early enough in March to publicize the 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. As of today, February 10, the Website is okay.

New Business:

A proposed MALA standing committee for the Non-Mandatory Units was introduced and discussed. The three Fielding Development Co., Inc., lot owners (Richard Allen, Philip Beck, Richard Wikle) currently on the MALA Board will explore the concept.

The President suggested changing the name of the road into Oak Park from Oak Lane to Cummings Lane, in honor of Walt Cummings, who contributed much to the Merifield Acres community and the Town of Clarksville. Meeting with approval, the name change will be pursued.

The Board reaffirmed that golf carts are not permitted on MALA's roads.

The question of children-at-play signs was reopened, with the Board agreeing that such signs are not in themselves effective. (At the Board Meeting, April 14, 2009, corrected to read: we could find no evidence that such signs are effective.)

There being no further business, the meeting was adjourned at 9:15 p.m. The next regular Board meeting will be held Tuesday, April 14, 2009, in the Clarksville Public Library at 7:00 p.m.

Respectfully submitted,
Cathy D'Amato, Secretary

