

Board of Director's Meeting Notes, August 10, 2010

Bill Woodfin, MALA president, called the meeting to order at 7:00 PM.

Present: Bill Woodfin, Nola Adler, Greg Sansing, Kevin Hensley, Mike Gupton, Tim Tetreault, John Stinson, Dewitt Vanarsdale, Jerry Billingsley, Richard Wikle, John Gilmore, Ben Jackson, Bill Smith, Chris Crouse, Philip Beck, F.J. Hale, Linda Carter.

Excused: Sambo Lewis

The Laurie Foote proceedings were discussed.

- MALA has spent over \$3,000 in lawyer fees, all of the correspondences with the Law firm was set out for Board to read including Foote's responses.
- \$5000 has been approved by the board for the Laurie Foote lawsuit.
- We believe we are throwing good money after bad.
- It looks like she took a second mortgage out, that means we fall third in line, so we will be third in line and won't recover anything.
- She is counter suing us for harassment.
- But the goal was not to recover the money but to get rid of the derelict house.
- Court date is not yet determined.
- Our attorneys have asked for a default judgment since they did not respond in time

A motion was made that if the court allows her to have a jury trial we drop this.

Discussing this, it was pointed out that we can't back out since she is counter-suing. If we back out she'll get a judgment against us for harassment. Also, it may be that Washington State Bank was bought out by Chase, which means there aren't two debtors.

The Motion was then withdrawn.

We're still at a \$5K limit, with \$1300 left. We'll defer making a decision to see where that takes us. Bill will get mortgage figures. A suggestion was made to request any more information from this attorney. Also suggested was that we send information to the bank and photos of the property. It was decided to look into these ideas.

Committee Reports

Roads & Maintenance

Clint is out of town. If anyone knows of anyone who would like to bid, let us know. It's time to review bids and make a decision.

Ralph was paid \$1,000 overtime for items not covered in his contract. We need to revise contract to adjust for those things that are not in Ralph's contract.

Architectural committee

In May, June and July three proposals were submitted. Nothing unusual to report.

Aviation

There was a little damage to the runway by a fallen tree, people drove across the field and left tire tracks. We will repair that shortly.

There is firm opposition to putting hangars on the property, Every time we lay this to rest, there's talk of considering it in the future.

President stated that until the people around the airfield recant their previous petition, it's a dead issue. The people who live around it should govern what happens. Anytime we have another petition it should go to the MALA residents to decide by vote.

A motion was made that we not allow private use hangars on the runway. It was seconded.

Discussion

- A comment was made that the problem with the hangar is that a hangar is not used by everyone.
- Anything built on community property needs to be used by the whole community, we can't use community property for private use.
- Another point was made that liability issues need to be understood.
- Nola brought up the point that allowing hangars would mean bringing in extra income for MALA, and suggested that we shouldn't be closed to it.

Jerry Billingsley made an amendment to the motion to add that no private facilities of any type be built on common property for private use. Motion was seconded, the vote was all ayes except for one nay.

Committee to Unite MALA

- Richard Wikle recognized the efforts of a number of people who have worked hard on this.
- Both areas will need an overlay covenant to cover this.
- Merifield does not recognize re-platted lots. Owners will still have to pay for each original lot.
- We will need budget approval for some funds for envelopes, paper to send information to all owners to clear the rumors that are circulating in the community.
- The big division is between the voluntary and the mandatory. The desire of the committee is to change things so that people in the mandatory do not feel that they are carrying the burden for the voluntary. After a lot of discussion back and forth, the only way this dichotomy will be resolved is for everyone to be under the same rules. All we can do is try to add to the voluntary covenants the necessity to pay their dues. The whole point of the overlay covenant in the voluntary areas and the mandatory areas is that everyone is required by covenant to pay an annual assessment.

- We started with the assumption that we all want the roads to be nice, but the people in the voluntary areas have no incentive to agree to this. Perhaps we can put in a provision that it not come into effect until the property changes owners. We can't continue pleading for the voluntary people to pay.
- An overlay can only extend on a covenant. It can't contradict anything in an existing covenant.
- We tried to bring Fielding into MALA and that's when they objected.
- The overlay would be a commitment made by the landholder with MALA to pay the assessment.

An objection was raised to bringing in an attorney to examine all of the proposed covenants. It will be too expensive and now would be premature.

Kevin Hensley suggested that we have mandatory people vote on increasing the dues. If they pass it, the voluntary people will automatically go along with that.

The president suggested that we publicly thank those voluntary people who pay.

John Gilmore volunteered to go to an event about lake water management.

Finance committee

We have \$60K in the account. At the end of the year, we should have \$40K to carry over into the next year. We don't have any reserves from last year.

Sambo Lewis has offered to serve on the financial committee.

2011 Budget Proposal was distributed.

Deer Control

Deer hunters want to expand their area to go into the safe zone. The safe zone goes back behind Mary Fran's place, all the way over to Grassy Creek. We need to find out what impact that would have.

Roads and Maintenance

We added reflectors at the entrance. After recent storm Ralph put in many hours clearing many trees from storm.

We have an estimate for a light to match the one at the entrance. We'd like to put stack-able stone around the lights to protect them.

There was a resident attacked by a dog on Lewis Road. The dog owner's grandson was walking the dog at the time.

Annual Meeting Letter was discussed and approved

Meeting was adjourned at 9:30PM