

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

Minutes: 12 April 2013

MEMBERS ATTENDING: Karen Curtin, Christine Khoury, Deborah Ives, Doug Mendenhall, Chuck Paterno, Hank Rodenburg, Glen Wilson
STAFF: Bill Ferrell (Manager)
Resident & Village Business Owner: Steve DeCherney

The meeting was called to order by Hank Rodenburg, president, at 8:02 AM.

VILLAGE MERCHANTS UPDATE

Mr. DeCherney, speaking on behalf of the merchants, relayed the following to the Board:

- The Village Merchants Association has been reformed and now intends to be more organized and active in collaboratively promoting their common business interests.
- They are seeking support from MCA to drive more traffic in the Village; they would like to find ways with our help to increase signage, within the Village as well as at the MM entrance, and are eager to work with us in the planned event schedule including contributing time and resources as may be needed.

The Board responded positively and assured Mr. DeCherney we are fully aligned in wishing to support the viability of the Village and will work with DDR and EWP to try to resolve signage issues as soon as possible.

APPROVAL OF MINUTES



It was moved and seconded to approve the March 2013 board meeting minutes as submitted. The motion passed unanimously.

FINANCE REPORT

Due to the early meeting date this month, Debra Ives indicated there was no Finance Report for March available to approve at this time. The Board concurred this could be approved in May.

MANAGER'S REPORT

- Common Areas:
 - Playgrounds and pathways – All are in good condition and no noted issues or repairs.
 - Ponds – Both at >90% capacity from recent rains.
 - Low voltage lighting bids being sought for the path from Gazebo to Pinehurst.
 - Fountains fully operational; maintenance this year was only seals and labor (~\$200).
- General Notes:
 - Mail box inspection notices sent with 30 days to comply.
 - The project to set up and supply CERT lockers with emergency supplies has been re-activated One locker is confirmed at The Cedars and we are awaiting Hilltop Condo Board approval for another. Next step is ordering of supplies.
 - Iron Mountain Road: new streets on order (Town never installed).
 - Sprint Street cross-walk at Wellness Center to be completed next week.
 - Construction of four (fifth possible) new homes underway (2) or due soon.
- New MCA Office location: Mr. Ferrell agreed to provide an update on this topic at the next meeting.

Signage at Meadowmont Entrance for retail sector

A meeting with Mr. Parenti has been re-scheduled to explore acceptable alternatives and pursue next steps.

Community Building Events

The Events Com updated the Board on various on-going activities:

- Recommendations, post-survey, were previously relayed to the Board and approved by them on-line and then sent to the MM Community (01-Apr e-mail blast).
- Detailed plans and actions towards the 18-May launch events were reviewed.
- A high-level outline of additional events the Com would like to achieve in 2013 was also reviewed, recognizing the number and timing will be dependent on on-going learnings, community volunteers and the limited time horizons for outdoor events, all within the total funds allocated in the MCA budget.

- Beyond the launch event, a major Village event and 1-2 movies are the immediate priorities.
- It was reaffirmed the Com would manage the detailed evolution of this schedule but would regularly consult with and seek approval from the Board on key decisions such as discrete event budgets when they are firmed up.

The Board indicated their concurrence with the overall plan and direction and congratulated the Com on their work to pull this together quickly.



It was moved and seconded to approve the projected 18-May event budget (\$2345). The motion passed unanimously.

Good of the Order

- Mr. Rodenburg reminded the Board of his continuing work on a revised By-Law draft; this is near completion and will be reviewed with Mr. Ferrell and Mr. Mendenhall before bringing to the full Board.
 - It was noted that several policies, randomly adopted over the years, were discovered in this review and these will need to be put in a well defined, referable context linked to the By-Laws so they are visible to all MCA members over time and can be properly enforced (or amended) as needed.
- The Board was reminded that we need to be cautious re ad hoc meetings of 4 or more members which could be construed as a Board meeting according to NC open-meeting laws.

ADJOURNMENT – ~ 8:55 AM

The next board meeting will be held on Friday, **May 17, 2013**, 8AM at the MCA Office