

**MEADOWMONT COMMUNITY ASSOCIATION (MCA)  
BOARD OF DIRECTORS MEETING**

**24 APRIL 2015**

**DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Debra Ives, Hank Rodenburg, Bonnie Simms, Bob Stoothoff  
**STAFF:** Bill Ferrell (Manager)

**MINUTES**

Karen Curtin, President, convened the meeting at 8:00 a.m., welcoming back Hank Rodenburg, now able to attend in person again.

***There being no objection, the minutes of the March MCA Board Meeting, held on March 20, 2015, were approved by acclamation, with one correction.***

**FINANCE REPORT** (Deb Ives, Treasurer; Bill Ferrell, Manager)

Deb Ives reported that there was nothing unusual in the March financial report, and any variances were simply matters of timing. There was discussion as to whether some of the larger line items (e.g., 5400 line/maintenance and contracts) should be broken down to identify the largest expenses, some of which are seasonal. It was agreed that it would be useful for the treasurer to present a quarterly budget with such breakouts.

***ACTION:***

Deb Ives moved, seconded by Hank Rodenburg, that the *March treasurer's report be accepted*. The motion was approved unanimously.

***2014 Audit.***

***ACTION:***

Deb Ives moved, seconded by Bob Stoothoff, that the *2014 audit report (with notes) be accepted*. The motion was approved unanimously.

***Cash Flow: A Look Forward.*** Bill shared projections of expected expenses over the next several years, noting that we have had some major expenses (e.g., tree maintenance related to severe weather). Hank Rodenburg suggested that we determine the minimum cash we need to have on hand for operations (as a percent of our total budget). It was agreed that the board should inform the community that we are considering raising dues (to meet this need).

Karen and Bill will work on a communication to be sent to the community in a special mailing (which is the only means of ensuring 100% coverage of all owners and residents).

**2015 EVENTS COMMITTEE** (Curtin, Chair; Laurel Files)

***Music Series.*** Karen reported that performers and dates are now all set—for the three Gazebo events, the two Village Patio events, and six “First Saturday” promotional events at the Café Carolina Patio; Bill distributed a copy of the schedule and displayed the large weatherproof banner that will be put out a few days before the Gazebo events. Since the MCA has very little land, there are limited

options for placement of the banner. Laurel Files suggested the corner of West Barbee Chapel and Old Barn, which is Hilltop property. She will seek permission from the Hilltop HOA to use that spot. It was also suggested that we do a similar banner for the Village Patio events.

**Deep Dish Theater Event.** Bill reported that 36 people had signed up so far for the free preview showing for Meadowmont residents of *The Liar* at Deep Dish Theater. This will take place on April 30<sup>th</sup>, the day before the show opens to the public.

#### **MANAGER’S REPORT (Ferrell)**

**LRT.** WRAL-TV recently reported a story about Downing Creek’s opposition to the LRT C2 options (that would be more favorable to the Meadowmont community than the C1 options). Since our position has already been made clear, it was felt that a response from us was not necessary.

**Declarant Transition.** Preparation of the transition legal documents is almost complete.

**Traffic Signals for Crosswalks.** The Town of Chapel Hill is preparing a Letter of Agreement to go to the Town Council regarding our requested installation of blinker signs at three different intersections within Meadowmont.

**Summit Park Fountains.** Bill will be meeting with the Summit Park board on May 21 to discuss the future of the two fountains in the Summit Park area. He shared his talking points, primarily the high cost of upkeep and repairs, including the significant use of water; it was felt that most Summit Park residents were unaware of the high cost of the fountains or the amount of water used. It was suggested that Bill also indicate—with illustrations, if possible—the type of “landscaping” options we are considering to install in place of active fountains. Bill will ask for the Summit Park board for comments and their position.

**Other Common Area Notes.** All fountains are operating. A safety walk-through of trails with Bartlett looking for tree issues has been completed. Flower rotation will take place in two to three weeks, with a smaller amount of flowers but more permanent plantings. Benches and dog stations have been power washed. A dusk-to-dawn light has been installed at the Old Barn playground.

**Other.** Rizzo expansion continues with minimal issues. Three lots have been sold and are under contract for new home construction. Standing water on East Barbee Chapel sidewalk is being handled by Public Works. A commercial site has been proposed across NC 54 near Citgo; it will include a professional car wash.

***There being no further business, the meeting was adjourned by acclamation at 9:13 a.m.***

**NEXT MEETING**

**Friday, May 15, 2015**  
**8:00 a.m., MCA Office**