

## MEADOWMONT COMMUNITY ASSOCIATION (MCA)

### BOARD OF DIRECTORS MEETING

*Minutes: 16 Aug 2013*

MEMBERS ATTENDING: Karen Curtin, Christine Khoury, Deborah Ives, Doug Mendenhall, Chuck Paterno, Hank Rodenburg  
STAFF: Bill Ferrell (Manager)

The meeting was called to order by Hank Rodenburg, president, at 8:00 AM.

#### **APPROVAL OF MINUTES**



It was moved (CP) and seconded (HR) to approve the July 2013 board meeting minutes as submitted. The motion passed unanimously.

#### **FINANCE REPORT**

The Treasurer provided a brief overview of the financial trends. A rough end of year projection provided by Mr. Ferrell indicated we are tracking towards as much as a \$20K surplus, but it was cautioned some known seasonal variations plus more back-of-year loaded events spending will use of much of this nominal surplus. Further, Mr. Ferrell noted some projects slated for 2014 could be brought into 2013.



It was moved (DI) and seconded (HR) to accept the July 2013 financial report as submitted. The motion passed unanimously.

#### **SURVEILLANCE CAMERAS**

Mr. Ferrell and Mr. Mendenhall gave an update on the on-going evaluation of options:

- The two technical approaches being considered and their advantages and disadvantages briefly described.
- Pre-meeting circulated background papers reaffirmed there was not a consensus on the value of these devices to deter crimes but there is a strong view (including by CHPD) that they could provide valuable information to facilitate solving crimes esp. in the absence of other information or witnesses.
- The importance of better lighting to deter crime esp. in the back of homes which may have significant open-space was emphasized; it was agreed this should be an important focus of the revamped Neighborhood Watch effort.
- Mr. Ferrell summarized the recent cluster of burglaries in and around MM, esp. in The Oaks, noting a high percentage of B&E incidences in CH are “unforced” (= open door or window).
- The planned neighborhood kick-off meeting to sensitize the community to security concerns and re-launch Neighborhood Watch was reviewed; it was agreed to target for Th, 12-Sep, pending Cedars availability.

The immediate goal is to bring forward a final proposal to the Board for their September meeting.

#### **CONCERT SERIES PROPOSAL**

On behalf of the Events Com, Ms. Curtin presented the recommendation that this revised version (shifting it to a focused neighborhood rather than an MCA supported event) be approved by agreement to provide MCA infrastructure support (e.g., e-mail communications) and granting of a request for \$1000 seed money. It was noted approval of this request would not imply any future budgetary support for this event by MCA. Mr. Rodenburg emphasized the seed money should only go for true start-up activities (e.g., mailings to recruit interest and possible expenses related to forming a non-profit) and not for event related expenses.



It was moved (CP) and seconded (CK) to allocate \$1000 from the Events Com budget as seed money for the proposed Concert Series. The motion passed unanimously.

#### **MCA INTRANET**

- Mr. Ferrell reviewed on-going efforts to recruit a new webmaster, plans to upgrade the website and new information on Word-Press which could provide a way for The Cedars to maintain connectivity without being totally locked to our system; this tool may be useful as well in connecting to other sites many MM residents are using including Nextdoor Neighbor which Ms. Curtin encouraged Board members to consider joining.

- Mr. Rodenburg expressed the view there were three domains that should be addressed in our re-work project: legal requirements for keeping our members informed; what we would like to have to make our site more attractive and useful; appropriate boundaries for tools like social media sites.

#### **MANAGER'S REPORT**

- In a meeting with the Town Engineer plans to further moderate any perception that MM Lane is a thoroughfare were reviewed including an extension of the center grass-way, designating the right lane at the Rizzo Center as turn only and tapering the roadway to a single lane beyond that with road markings.
- All but one of the last lots on MM Lane have now been sold; there are several empty lots still on Pinehurst; it is not anticipated any leftover permeable surface allocations will remain once the declarant responsibilities pass to MCA in Jan-2015.
- ARC ground-breaking now scheduled for 18-Sep, 10 AM.
- The Murray Hill development launch is still pending but believed to be likely to go forward soon according to a recent meeting with the developer.
- The necessity to notify residents of their right to mediation in case of a lien incorporated in new legislation was noted; the possibility of doing so with the next dues notice will be pursued.
- DDR has appointed a new local manager and their commitment to support Village events was reaffirmed.

#### **EVENTS COMMITTEE REPORT**

It was reported that the respective volunteer groups were moving forward with the agenda of events:

- Movies – All is on track for this (the one remaining for this year) movie on Fri, 23-Aug; free ice cream will be provided to first 100 kids of any age courtesy of Market Café; Board members were encouraged to attend if possible.
- Yard Sale – Significant publicity is on-going for the planned 14-Sep event (rain day back-up is 15-Sep); no issues noted.
- Village Event – Sufficient Village merchant commitment has been obtained and planning is now going forward for the event on 19-Oct; full details of theme and components not yet firmed but likely will include significant sidewalk-sale activity plus potentially several live-music groups spread across the day.

#### **GOOD OF THE ORDER:**

Friends of Little Creek – Mr. Rodenburg reported some 55 members (primarily in The Cedars) have signed up thanks to the efforts of Mr. Wilson.

**ADJOURNMENT:** 9:13 AM

Next board meeting will be held on **the revised date** Friday, **Sep 13, 2013**, 8AM at the MCA Office

Respectfully submitted,  
Douglas W. Mendenhall  
Secretary