

**DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Deborah Ives, Christine Khoury, Chuck Paterno, Hank Rodenburg  
**STAFF:** Bill Ferrell (Manager)

## **MINUTES**

Hank Rodenburg, MCA Board President, convened the meeting at 7:59 a.m.

***There being no objection, the minutes of the June MCA Board meeting, held on June 20, 2014, were unanimously approved.***

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

Deb Ives indicated that there was nothing unusual to report on the Balance Sheet, Income/Expense Statement, and Reserve Fund Statement for June or July 2014, circulated previously to board members. Expenses are somewhat lower for this point in the fiscal year, but there are encumbered expenses (e.g., audit, gazebo) still be reflected.

***ACTION:***

Deb Ives moved, seconded by Chuck Paterno, that *the June treasurer's report be accepted*. The motion was approved unanimously.

***ACTION:***

Deb Ives moved, seconded by Karen Curtin, that *the July treasurer's report be accepted*. The motion was approved unanimously.

### **OPEN BOARD POSITION** (Bill Ferrell)

The unexpected death of Glenn Wilson has left an open seat on the board. The consensus of the board was that the seat should be filled prior to the next meeting, and, if possible, with someone who could "represent" The Cedars, as that is a significant constituency.

***ACTION:***

Karen Curtin moved, seconded by Chuck Paterno, that *Bonnie Simms, a resident of The Cedars, be appointed to fill the remainder of Glenn Wilson's term on the MCA Board [until the January 2016 election]*.  
The motion was approved unanimously.

### **BY-LAWS REVISION** (Hank Rodenburg)

The board reviewed and discussed the most recent proposed revision of the MCA By-Laws and suggested a few minor edits.

**ACTION:**

Laurel Files moved, seconded by Chuck Paterno, that the *MCA By-Laws, as edited today, be submitted to our attorney for legal review.*

The motion was approved unanimously.

**NEIGHBORHOOD WATCH PROGRAM (Rodenburg)**

Rodenburg proposed that we consider hosting a speaker to discuss various personal protection/security systems. There was some discussion about the likely minimal effectiveness of this for stimulating the Neighborhood Watch Program. Another suggestion was to survey other communities as to what they have done to increase the success of Neighborhood Watch. It was agreed that we explore hosting an October meeting at the Wellness Center around this general topic.

**2014 EVENTS COMMITTEE (Curtin, Committee Chair)**

There was a brief recap of the success of the two events held so far (Movie Nite in June and Jazz Nite in August), and plans for the Party Nuts event in September.

**MANAGER'S REPORT (Ferrell)**

Ferrell circulated and reviewed his updates that included:

- Common areas: Landscaping fabric has been added for shading to replace the removed vines above the pergolas in Parkridge Park. The Meadow Pond wall repair has been completed, and a pump was replaced at the Circle fountain (at a cost of \$1400). The Gazebo project will have more electric power than anticipated, because of Duke Power—but not at our expense.
- Construction: There are five new homes in construction: Pinehurst (2), Weaver Mine (2), and Meadowmont Lane (1). There have been some issues addressed regarding the Meadowmont Lane home construction, but only minimal issues related to the Rizzo expansion.
- Landscaping: Myatt has replaced (at no cost) the special grass on the NC 54 hillside that died because of the cold. Also, some street trees are showing signs of weather-related stress.
- The town has completed repairs to the tunnel under NC 54.
- Nancy Largent has proved to be a great asset for the MCA.
- The transition from Declarent is still under negotiation.
- A brief update from the Town Council on the Murray Hill Multi-Family Development was circulated.
- The Meadowmont yard sale is scheduled for September 13th, at the Gazebo.

Ferrell distributed a handout, "Some General Thoughts about 4Q 2014," for board members to reflect upon the upcoming last quarter of the year. Trends and topics included: MCA board composition, the manager's annual review/contract/future time line, budget, contractors, office space, MCA role in community, and annual meeting.

**NEW BUSINESS (Curtin)**

Curtin, a member of the board of Chapel Hill's local Deep Dish theater group (<http://www.deepdishtheater.org/productions>), noted that Deep Dish hosts a preview night for each of its plays, inviting different community groups to attend a preview of the play at no cost. She

proposed that the Meadowmont community participate in a preview, which would mean that we should have a least 40 people attend. The board supported this idea and agreed that we should provide light refreshments. This would be for the *The Liar*, by David Ives, on Thursday, April 30<sup>th</sup>, at 7:30 p.m.

***There being no further business, the meeting was adjourned by acclamation at 9:06a.m.***

**NEXT MEETING**  
**Friday, September 19, 2014**  
**8:00 a.m.**  
**MCA Office**