

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Kris Hergert, Deb Ives, Hank Rodenburg, Bob Stoothoff (by phone)
STAFF: Bill Ferrell (Manager)

MINUTES

Karen Curtin, President, convened the meeting at 8:06 a.m.

There being no objection, the minutes of the June MCA Board Meeting, held on June 19, 2015, were approved by acclamation. (There was no July meeting.)

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

Both the June 2015 and July 2015 finance reports were reviewed. Deb noted that our cash position is better than last year at this time, because of timing of expenditures, some changes from lots to new homes, etc.

ACTION:

Karen Curtin moved, seconded by Hank Rodenburg, that the *June treasurer's report be accepted*. The motion was approved unanimously.

ACTION:

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

2015 EVENTS COMMITTEE (Curtin, Chair)

Karen reported that the Events Committee had conducted an online survey of the community to get input on various preferences. There were 80+ responses, with lots of comments and suggestions. Those responding indicated a strong preference for fall and spring events, but not the summer. Saturdays have a slight edge over Fridays. Most types of music got a positive response, with classic rock at the high end and "jazz/swing" at the low end. The availability of food trucks at an event might increase attendance. The committee will use this information when planning for 2016 events.

The next event for this season will be Coastline, at the Gazebo on Saturday, September 19th. As of now, the weather forecast looks accommodating; unfortunately, the June performance of MIPSO had to be cancelled because of storms.

MANAGER'S REPORT (Ferrell)

- **Summit Park Fountains.** Bill reported that he has had meetings with two landscaping designers to discuss possibilities for landscaping the current fountain areas. Both suggested similar designs. To spread out the cost, implementing a landscape design will probably be a two to three year process. In the meantime, the fountains will be kept running until they are no longer operational; as previously agreed, maintenance funds already budgeted for this year will be available, but there will be no 2015 funding beyond that without board approval, except for water while the fountains are operational.

Karen emphasized that the ultimate landscape design selected needed to make visual sense in relation to the physical structure of the fountains, which will remain. She noted also that we need to "close the loop" by sharing landscaping design options with the Summit Park residents for their input, and updating them on maintenance costs to date. Bill intends to meet with the Summit Park Board president after the MCA September meeting.

- **Traffic Signals for Crosswalks: Update.** Kumar Neppalli, Chapel Hill Traffic Engineering Manager, has informed us that the requested signs (two sets on Sprunt and one on W. Barbee Chapel) are scheduled

to be installed sometime in September. Bill reminded the board that the MCA will pay for installation (\$16,500-18,000), after which Chapel Hill is responsible for maintenance.

- **YMCA-MCA Land Use Agreement.** Bill noted that the draft 2016-2017 YMCA-MCA land use agreement (for the land adjacent to the swim club at the end of Old Barn Lane) is identical to the current agreement, except that it added a reference to food trucks using the swim club parking lot during MCA events at the Gazebo.

- **Landscaping Contracts.** Bill shared proposed grounds management work and contracts from Myatt for 2016 and 2017, including a 2.5% increase for each year.

ACTION:

Hank Rodenburg moved, seconded by Karen Curtin, that the *2016 and 2017 grounds management plans and contracts proposed by Myatt Landscaping Concepts Inc. be approved.* The motion was approved unanimously.

- **Declarant Transition and By-Laws Review.** Bill reported that the declarant transition has been completed and filed in court. Jim Slaughter, the MCA attorney, is reviewing our By-Laws revisions.

- **Bat House.** Gary Barnes, a Meadowmont resident, has offered to donate a bat house for the area around the meadow retention pond. The primary function of the house would be to help control mosquitos and other insects in that area. The board accepted the donation and decided that if it works well, they will consider purchasing one for the Pinehurst Drive area.

- **Upcoming 4th Quarter Items:**

- *2016 Budget* Discussion, draft review, and decision on 2016 budget will take place at the September through November board meetings.

- *Street Trees Replacement* Bill shared figures on costs related to replacing the many street trees lost during this year's storms. The board has previously agreed on a budget and, during this discussion, considered options for tree size and decided to install shorter trees, which will save about \$5,000.

Deb pointed out that, at this time, it's planned that both the street trees replacement and the installation of crosswalk safety signals will be paid for from Capital Reserve funds, although neither was identified as a future expense in the last capital reserve study. The alternative would be to cover these expenses from the MCA's cash, leading to a deficit for this year. Deb suggested that we produce a new cash reserve summary by the end of the year. The consensus also was that we reconsider the definition of unanticipated capital items when the next capital reserve study is conducted in two years.

- *Manager Review* Bill will submit a proposal, at the September board meeting, for a few changes in his work schedule, to be considered by the board during his annual performance review.

- *Board Election* Bill noted that four of the current board seats are up for reelection (Files, Hergert, Ives, and Simms). He will prepare a slate of nominees after determining which current members will run again, and soliciting additional nominees.

- **Other Common Area Notes.** Bill distributed very brief notes on a few other activities.

There being no further business, the meeting was adjourned by acclamation at 9:03 a.m.

NEXT MEETING

Friday, September 18, 2015
8:00 a.m., MCA Office