

Meadowmont Community Association (MCA)

BOARD OF DIRECTORS MEETING

19 FEBRUARY 2016

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Kris Hergert, Hank Rodenburg, Bonnie Simms
STAFF: Bill Ferrell (Manager)

MINUTES

Karen Curtin, MCA President, convened the meeting at 8:02 a.m.

APPROVAL OF MINUTES (Karen Curtin)

The board reviewed the minutes for the Annual Meeting and for the January Board of Directors meeting.

ACTION:

Karen Curtin moved, seconded by Hank Rodenburg, that the *Annual Meeting minutes (January 21) be approved*. The motion was approved unanimously.

ACTION:

Bonnie Simms moved, seconded by Bob Stoothoff, that the *January board minutes (January 21) be approved*. The motion was approved unanimously.

FINANCIALS (Bill Ferrell, Manager)

January Financial Report: Bill reported that we are on track, and that any “discrepancies” have to do with timing.

ACTION:

Karen Curtin moved, seconded by Bonnie Simms, that the *January treasurer’s report be accepted*. The motion was approved unanimously.

2015 Audit Update: Bill reported that the audit is in process.

Cornerstone Community Management: Bill reported that there have been some ongoing issues regarding Meadowmont’s management company, Cornerstone Community Management, and he is discussing these problems with the company.

SUMMIT PARK FOUNTAINS (Ferrell)

Bill recapped the situation: On November 10, 2015, the Summit Park (SPHOA) Board of Directors met and proposed that the MCA pay for a base contract for fountain maintenance (@ \$200/month) and the replacement of any pumps that failed after five years, that the MCA

continue to pay for water and electricity, and that major capital expenses be handled on a case-by-case basis. On November 20, 2015, the MCA Board of Directors approved a motion capping its contribution at \$3000 (exclusive of water and electricity) in 2016 for fountain maintenance, inclusive of a maintenance contract.

The board revisited and confirmed its November motion, which is more restrictive than the SPHOA proposed terms. At the request of the SPHOA the board explored the possibility of a maintenance contract with Living Waterscapes of Greensboro (to be subcontracted to American Aquascapes in Durham) and found it insufficient in terms of visit frequency and cost. Since we are already using Myatt Landscaping for daily maintenance, we agreed to continue, perhaps specifying some additional services (@ approximately \$100/month). The consensus was to continue this discussion with the new SPHOA board.

HOME TRUST HOA FEE (Ferrell)

Bill briefly revisited the issue discussed at the January board meeting with regard to the complaint received about the Master HOA dues for the Community Home Trust properties. He has already explained to that individual bringing the complaint that the rate has been set by the Declaration of Covenants and Restrictions and is not under the MCA's control. The board asked him to provide this information again, in a formal letter on behalf of the board.

EVENTS COMMITTEE (Curtin)

Karen reminded the board that we will be sponsoring only three (rather than four) events in 2016, and nothing in the summer; these will be posted on the MCA website. The Events Committee is working on identifying food trucks for the events, beginning with one truck for the first event.

MANAGER'S REPORT (Ferrell)

- *Capital reserve study:* The field work phase of the capital reserve study will begin on March 3 (a little later than originally planned, because of the adverse weather).
- *2016 landscaping plans:* Bill provided a brief update of landscaping plans. Hank inquired whether some grass in the Meadowmont Lane median could be replaced with something lower maintenance; Bill will look into this. Bill is working on a three-year master landscaping plan for Circle Park and Oval Park pocket parks, with the former park being the primary area of focus in 2016. An outline of activities was shared with the board.
- *Parkridge Park Vandalism:* The previously discussed vandalism issues at Parkridge Park were discussed; board consensus was that a strong letter to the community was in order. Bill will draft this and share it with the board before sending it as an email.
- *Leaf Blowers:* Bill shared an email he had received from Ryan Kimbro (Myatt Landscaping) regarding the noise generated by gas-powered leaf blowers. Kimbro indicated that Myatt was within regulations, and has looked into battery-powered blowers, but these are too expensive for commercial use. The board discussed the issue, recognizing that there is little that we can do to control the use of the blowers or the noise level. However, it was felt that an email to the community "educating" homeowners and outlining issues, along with suggestions for ameliorating disturbances, is probably in order. Bill will prepare a draft and share it with the board.

- *2016 Board Retreat*: The board decided to hold a half-day retreat on April 22, immediately following the board's scheduled April meeting. An April retreat would be after the Reserve Study and the tree study have been completed. Hank asked that the tree study provide year-by-year estimates of expenses.
- *Appointment to Meadowmont Architechtrual Review Committee (MARC)*:

ACTION:

Karen Curtin moved, seconded by Hank Roddenburg, that *Yvonne Mendenhall be appointed to the Meadowmont Architectural Review Committee* . The motion was approved unanimously.

GOOD OF THE ORDER (Ferrell)

- *Traffic signals*: The board requested Bill to contact Kumar Neppalli, Chapel Hill Traffic Engineering Manager, to find out when the installation of the new traffic signals (for which we have already paid) will be installed.
- *Concrete slabs*: There are several sidewalk areas with warped sidewalk slabs, one of which has already resulted in a fall. Bill has written to the town asking for repairs.
- *Light Rail*: It appears that the LRT decision process is complete and this will not be a future issue for Meadowmont.
- *Storm water damage, Meadowmont Lane*: Bill has communicated with the town regarding the storm water damage at the end of Meadowmont Lane that looks as if it could eventually become a sink hole. The town is planning repairs.

There being no further business, the meeting was adjourned at 9:19 a.m.

NEXT MEETING
Friday, March 18, 2016
8:00 a.m., MCA Office