

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

**20 FEBRUARY 2015**

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

**MINUTES**

Karen Curtin, President, convened the meeting at 8:00 a.m.

*There being no objection, the minutes of the Annual MCA meeting, held on January 22, 2015, and the January MCA Board Meeting, held on January 22, 2015, were approved by acclamation.*

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

Deb Ives reported that the January finance report was in order, including the \$23,400 set aside for capital reserve.

**ACTION:**

Deb Ives moved, seconded by Laurel Files, that the *January treasurer's report be accepted*. The motion was approved unanimously.

Bill Ferrell gave a brief update on the 2014 audit, which he said holds no “surprises”; there will be a draft ready for the board’s March meeting.

**2015 EVENTS COMMITTEE** (Curtin, Chair)

Karen reported that all music events have been booked: Gazebo events will be Old Ceremony on May 16, MIPSO on June 27, and Coastline on September 19; Village events will be Tim Stambaugh on July 18 and the Army Jazz Band on October 17. There will not be any movie events.

The committee, with Bill’s help, is arranging six “Village Musicians” events—small music performances to take place on the Café Carolina patio, from 11 a.m. to 1 p.m. on the first Saturdays of May through October. The main purpose of Village Musicians is to create awareness of, and thus promote, the larger music events. Ferrell was asked to explore whether Café Carolina would be willing also to allow us to have the Village Musicians on the patio from 6-8 p.m. on third Thursdays, since the evening audience would be different than the Saturday brunch audience.

Other PR will include signage, flyers, and an insert in the March billing with the schedule of Gazebo and Village events. Bill is also exploring the possibility of including food trucks at the Gazebo events.

**MANAGER’S REPORT** (Ferrell)

**Declarant Transition.** The declarant transition is moving along, although slowly, with only a few decision making areas to be retained by the declarant, Roger Perry. Bill is working with Roger to determine a date at which all declarant participation will conclude.

**Land Use Guidelines and Liability.** The board discussed MCA liability coverage and exposure, following a resident’s request to use the Gazebo for a wedding. Currently, we carry liability insurance only for general use of the various play areas within Meadowmont. Beyond that, the issues multiply and opening the property for larger private events becomes very complicated. With input from the MCA’s

insurance agent, and after extensive discussion of the issues, the board decided against granting the request regarding the wedding. Laurel and Bill agreed to review the board's guidelines for the use of the Gazebo and playgrounds to assure consistency in response to such requests.

**Traffic Signals for Crosswalks.** After meetings and discussion with Kumar Neppalli (Town of Chapel Hill), Bill has identified two traffic signal alternatives for the board's consideration:

1. Pedestrian-activated, solar, flashing units, at a cost of approximately \$13,000 each, recommended for the marked greenway crossings at West Barbee Chapel/ARC and at Sprunt/Wellness center.
2. 24/7 flashing LED signals at West Barbee Chapel/Castalia-Oval Park and Sprunt/Circle Park.

There was immediate agreement about the need for the first option, but there were mixed feelings about the second option, which the Town of Chapel Hill is already planning to install. It was recognized that the latter crossings can be a dangerous because of limited line of sight, but the volume of foot traffic is quite low, especially compared to the greenway crossings. On the other hand, the addition of these signals might invite additional crossing, and the continuous flashing will be intrusive to the homes along that stretch of West Barbee.

**ACTION:**

Karen Curtin moved, seconded by Deb Ives, that we proceed with the "upgraded" signals at the identified greenway crossings, contingent on a letter of agreement between the MCA and the Town of Chapel Hill with regard to maintenance responsibilities. The motion was approved unanimously.

There was consensus to study further the need for an upgrade after the flashing signals are installed at the Oval Park and Circle Park crossings.

**Pay (MCA Dues) Online.** Bill reported that Cornerstone is offering Meadowmont residents the ability to pay their dues online and automatically, via ACH and credit card.

**LRT.** Bill shared a letter from the Army Corps of Engineers that indicates that dialogue continues on the various light rail transit options.

Ferrell also circulated and reviewed a written report that included common areas (fountain maintenance, mulching, and playground inspection—minor repairs to be made to meet new safety rulings), a very brief update on construction, and a note that he will be out of the country from April 1-13, with Nancy Largent will covering the office on a specific schedule.

**GOOD OF THE ORDER (Members)**

**Hilltop Condos Traffic Requests (Files).** Laurel shared two requests from the Hilltop HOA:

1. Some Hilltop residents have complained about the noise of vehicles crossing the speed table adjacent to the 600 Building, and would like the MCA to request the town to remove it. Bill responded that this simply is not something that the town will agree to do, and there was consensus not to make that request.
2. Cars are often parked along the east side of Old Barn Lane, as one turns onto Old Barn from West Barbee Chapel Road, making it dangerous to navigate between West Barbee and Gurnsey Trail. The Hilltop HOA would like the MCA to request the town to restrict parking on either side of Old Barn, from the corner of West Barbee Chapel and Old Barn down to Gurnsey. The board recognized this problem, but felt that it would be impractical to restrict parking in front of the homes on Old Barn, since they already have limited parking. It was agreed, however, that Bill will ask the town to prohibit parking on Old Barn between West Barbee and Garrison Alley.

**Dinner Meeting with Oaks Representatives** (Curtin). Karen reported that she had Bill had met with some residents of the Oaks, at the Oaks invitation, to discuss mutual interests. The immediate agreement was that Meadowmont and the Oaks will share links to each other's open events on their respective websites. Bob Stoothoff and Kris Hergert volunteered to serve on a working group with Oaks representatives to consider possible future joint activities.

**Library Exchange Box** (Ferrell). Bill reported that a resident has requested that we consider installing a "library exchange box" somewhere on Meadowmont property. This would be a small box of books where anyone may pick up a book or two and bring back another book to share; this is popular in many neighborhoods, typically known as "Little Free Library." Consensus was that maintenance would be an issue and the board did not want to take on this responsibility.

**Fountains** (Curtin). Karen indicated that the board needs to consider what we're going to do about fountains, with regard to issues introduced at previous board meetings. She will put this discussion on the March agenda.

***There being no further business, the meeting was adjourned by acclamation at 9:10 a.m.***

**NEXT MEETING**  
**Friday, March 20, 2015**  
**8:00 a.m., MCA Office**