

MEADOWMONT COMMUNITY ASSOCIATION (MCA)
ANNUAL MEETING

22 JANUARY 2015

2014 DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Debra Ives, Hank Rodenburg (electronically), Bonnie Simms STAFF: Bill Ferrell (Manager)
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MINUTES

The Cedars Resident Council chair, welcomed the MCA Board and Meadowmont residents to the Cedars Ballroom for the MCA Annual Meeting.

Karen Curtin, MCA Board Vice President, convened the meeting at 7:01 p.m. She indicated that she was standing in for MCA Board President Hank Rodenburg, who was unable to attend, and she welcomed Meadowmont residents and friends to the 2015 MCA Annual Meeting.

CALL FOR BALLOTS (Bill Ferrell, Manager)

Bill Ferrell indicated that there were four candidates for the three open seats on the board: Karen Curtin (Simerville Road), Hank Rodenburg (Springdale Way), Phil Dziedusko (Meadowmont Lane), and Bob Stoothoff (West Barbee Chapel Road). He called for any additional ballots and, receiving no response, declared the election process closed.

FINANCE REPORT (Debra Ives, Treasurer)

Deb Ives reported that the MCA was in good financial health, with more than three-quarters of its revenue coming from homeowners' fees (and a very low delinquency rate). The remaining revenue sources were fees from the Village (DDR), Bell Apartments, developers, and UNC Health Systems. She noted that there would be no fee increase for 2015, with the annual fee remaining at \$460 for individual homeowners. The 2015 budget (income and expenses), approved by the board in December, is virtually identical to the 2014 budget. Revenues are very predictable since Meadowmont is almost completely built out. Ives reported that 80% of expenses are per the HOA covenants and are required expenditures, 15% are expenditures that will improve property values, and 5% are optional expenditures approved by a vote of the MCA Board (e.g., events).

COMMUNITY UPDATE (Ferrell)

Ferrell reported highlights of MCA 2014 activities:

- Relocation of the MCA office to the 400 Building in the Village in January 2014
- Rizzo expansion (100,000 sq. feet) is 60% complete; the builder has been quickly responsive to issues identified by residents
- Proposed light rail transit (LRT) has been a continuing topic of discussion, with options through and avoiding Meadowmont being discussed; reports are still being issued
- A draft State Transportation Improvement Plan was issued in December, with several items affecting Meadowmont proposed over the next ten years, including an interchange at I-40 and NC-54, and at US 15-501 and NC-54; widening of NC-54; and creation of a superstreet for a portion of NC-54 with an interchange at Barbee Chapel Road; among others.
- Crosswalk safety will be a topic discussed by Ferrell and Kumar Neppalli (Town of Chapel Hill Engineering Services Manager) tomorrow, January 23. The recent accident on Sprunt Street

involving Hank Rodenburg has highlighted the need for better traffic control in the community. Solar powered, walker-activated stoplights will be discussed.

- The Murray Hill Project, comprising 15 condos on Meadowmont Lane, near Harris Teeter is now preselling.

ELECTION RESULTS (Ferrell)

Ferrell reported that the three new MCA Board members (in alphabetical order) would be:

- Karen Curtin
- Hank Rodenburg
- Bob Stoothoff.

Phil Dziedusko would be the alternate, should any board member resign (which was the case in 2014).

2015 BOARD FOCUS (Karen Curtin)

Curtin outlined the major activities to be addressed by the board in 2015:

- More community events: In response to feedback in 2013, the board sponsored several music events in 2014, including some in the Village. The 2014 success means that these events will be expanded in 2015—more events, more variety (different genres), several venues, exploring food truck presence
- Fund capital reserve at planned level (approximately \$25,000/year), without special assessments
- Engage the town for safer streets
- Continue to monitor LRT options and keep Meadowmont residents informed
- Explore sustainable landscaping—environmentally friendly and fiscally responsible, including possible alternatives that don't require water in the Oval and Circle Park fountains

Q&A (Ferrell [BF])

Most questions had to do with street safety (which is the town's prerogative):

- Suggest to Kumar Neppalli that the town post signs at crosswalks that say, "State law requires you to stop."
- If speed is an issue at crosswalks, why not more speed bumps? BF: The town is no longer installing speed bumps. Why not more speed checks? BF: This is a town responsibility.
- Can crosswalks be made more obvious? BF: Repainting will probably be done in the spring.
- Has overall community safety improved? BF: Yes; neighborhood watch and similar activities have made a difference.

Also:

- Is street tree irrigation an MCA expense? BF: No; we don't do this, just care and maintenance (e.g., pruning, mulching)
- Why is store turnover so high in the Village, and diversity of businesses so limited? BF: We have no control over this.

There being no further business, the meeting was adjourned by acclamation at 7:32 p.m.