

**MEADOWMONT COMMUNITY ASSOCIATION (MCA)  
2013 ANNUAL MEETING  
AND MCA BOARD MEETING**

**Minutes: 16 January 2014**

2013 DIRECTORS ATTENDING: Deborah Ives, Doug Mendenhall, Hank Rodenburg, Glenn Wilson, Chuck Paterno, Karen Curtin. Christine Khoury was excused STAFF: Bill Ferrell (Manager)
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Hank Rodenburg, 2013 MCA Board President, called the Meadowmont Community Association's Annual Meeting to order at 7:00pm .

Hank Rodenburg introduced Sara Oldenberg, Cedars representative, for a few brief welcoming comments.

Mr. Rodenburg made a special presentation to the outgoing MCA Board Secretary, Doug Mendenhall, for his two years of service on the board.

Bill Ferrell, Manager, made the final call for election candidates and ballots and receiving none closed the 2014 election.

Debra Ives, Treasurer, presented the 2014 MCA budget and financial overview noting no dues increase for 2014. There were several notes presented as related to revenue sources and how funds are to be spent.

Hank Rodenburg presented the 2013 Community Overview that include updates on the following: (1) West Barbee office complex is completed and operational (2) The MCA Office relocated to 429 Meadowmont Village Circle in December (3) The Learning Exchange at East Barbee and NC54 will open soon (4) Rizzo Center is expanding their facility and increase in construction traffic will be on Meadowmont Lane for the coming year (5) The ARC of Orange County home is under construction on West Barbee Chapel and is expected to open late summer 2014 (6) Light Rail meetings and impact studies are still going on with no noted time line for final decision expected for near future (7) MCA has a new web-site: [www.meadowmont.net](http://www.meadowmont.net) (8) NC 54 road expansion is on the table for reviews for funding yet is years away from proceeding

Bill Ferrell announced the results of the 2014 election and introduced the four new 2014 Meadowmont Community Association Board Members: Debra Ives, Christine Khoury, Glenn Wilson, and Laurel Files. They will serve a two year term. He also noted a special thank you to Kris Hergert for his time and effort to run for the 2014 MCA Board.

Hank Rodenburg, 2013 President, presented the 2014 MCA Board focus report. It included: (1) The effort to create and present community events (2) The focus on building a "sense of Community" for Meadowmont (3) to fund the Capital Reserve each year as required (4) expand the Neighborhood Watch Program (5) focus on updating the MCA long range plan document

Bill Ferrell conducted a resident Q & A session. Items noted were: (1) clarity on the Village ownership and participation in events in Village. [A: DDR owns the Village, not the association and the merchants are independent of the association] yet residents should support the merchants to ensure a vibrant community] (2) insights into dog leash law and bike lane issues and who has authority to enforce [A: the Town of Chapel Hill on both, not MCA]

Bill Ferrell closed the business portion of the meeting at 7:35pm and introduced Chuck Paterno to present the update to the community on the surveillance camera study.

The surveillance camera updates included (1) review of all action taken by the MCA Board since the 9-11-13 community meeting (2) notation on number of crimes in Meadowmont & Oaks in 2013 [11 B&E, 1 armed robbery, 1 attempted robbery, yet no arrests made] (3) Neighborhood Watch was ramped back up but it alone may not be enough (4) cameras can be useful if in correct location using correct technology (5) one proposal example noted had price point of \$72,000 over 5 years (6) Police would only be able to use court order to collect data from camera to ensure secure evidence chain (7) no MCA or Meadowmont resident or private individual would be permitted to monitor data (8) camera focus would be on license plates only not people.

Surveillance cameras continued:

Noted drawbacks were: (1) high cost (2) effectiveness 24/ 7 and related weather issues (3) privacy concerns of individuals (4) image of Meadowmont and what cameras would imply about community (5) Town of CH has concerns related to location on poles for cameras and not on their streets or rights of way (6) impact and effectiveness of Neighborhood Watch not fully engaged in by community. Several MCA board members are not supportive of this project based upon above points. A brief Q&A session followed.

The next steps by the MCA Board will be to (1) post the above notes to the residents and ask for any final feedback to be received by early February 2014, and (2) bring to a vote by the board on February 21 a go or no-go vote.

The 2013 Annual Meeting was adjourned at 7:55 pm and the MCA board to go into meeting .

**The January 16, 2014 MCA Board** was called to order @ 8:08 pm by Hank Rodenburg, 2013 Board President

(Rodenburg) The November 2013 MCA Board minutes: Motion by Wilson, 2<sup>nd</sup> by Curtin. Approved.

(Ives) The November 2013 MCA Financial report: Motion by Ives, 2<sup>nd</sup> by Paterno. Accepted

(Ives) The December 2013 MCA Financial report: Motion by Ives, 2<sup>nd</sup> by Paterno. Accepted

(Manager) Election of 2014 Officers; Motion by Paterno, 2<sup>nd</sup> by Wilson. The election of the 2014 MCA Officers: Rodenburg (President); Curtin (Vice President); Ives (Treasurer); Files (secretary). Passed

(Rodenburg) Establishment of 2014 meeting schedule for board: Motion by Wilson, 2<sup>nd</sup> by Ives for 3<sup>rd</sup> Friday of each month in 2014 with call to order @ 8am. Passed

(Manager) Board orientation is set for February 7, 2014 @ 8:30am. All members are welcome to attend

(Rodenburg) Meeting adjourned by acclamation @ 8:15pm