

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING


Minutes: 17 Jul 2013

MEMBERS ATTENDING: Christine Khoury, Deborah Ives, Doug Mendenhall, Chuck Paterno, Hank Rodenburg, Glen Wilson
STAFF: Bill Ferrell (Manager)

The meeting was called to order by Hank Rodenburg, president, at 8:00 AM.


It was noted that the President will not be present for the next scheduled (16-August) Board meeting which the Vice-President will chair.


APPROVAL OF MINUTES

 It was moved (GW) and seconded (CK) to approve the June 2013 board meeting minutes as submitted with one minor correction. The motion passed unanimously.

FINANCE REPORT

The Treasurer provided a brief overview of the financial trends all of which are largely targeting well against plan although there have been some expected seasonal and weather related variances. Notably, the heavy rains this year have resulted in reduced water charges for irrigation. The events budget, which as a new initiative had a lot of uncertainty, is so far running well short of the budgeted allocation; it was noted this may change going forward as we develop experience in putting on events and grow participation and expertise but probably will result in some positive budgetary variance this year.

 It was moved (DI) and seconded (HR) to accept the May 2013 financial report as submitted. The motion passed unanimously.

 It was moved (DI) and seconded (CP) to accept the June 2013 financial report as submitted. The motion passed unanimously.

SURVEILLANCE CAMERAS

Mr. Ferrell and Mr. Mendenhall gave a brief update on the on-going Board requested evaluation of options and costs:

- Discussions are on-going with two firms, one national (Tyco/ADT) and one local (First Security of Durham), who appear to have the capability to design and install a comprehensive system to meet our likely needs.
- Two preliminary bids have been received but in both cases significant re-working will be required to eliminate some features not considered necessary and bring the costs down to a more reasonable level.
- Depending on options selected, agreements and permissions will eventually need to be sought concerning locations and securing power and connectivity but no insurmountable barriers have so far been identified.

Mr. Wilson noted his early personal investigations (thru the web, etc.) had not revealed compelling evidence on the effectiveness of such systems. It was acknowledged this will need to be addressed in any proposal to move forward.

MANAGER'S REPORT

- Common Areas:
 - With the recent heavy rains, there have been some mudslides on the undeveloped (but cleared) Rizo property and around new homes under construction along MM Lane resulting in mud on streets and the loss of a few trees. These issues are being taken care of at the property owners' expense and are not expected to reflect any long term problems but rather a temporary condition related to unfinished construction.
 - ARC construction start continues to be delayed awaiting arrival of some major (approved) HUD funds; the current projection for receipt (Aug) may push the actual ground breaking to next Spring.
 - Playground swing replacements are on-going with no issues.
- New MCA office location:

- Our signed letter of intent was forwarded to DDR and no issues remain in terms.
- York-Simpson has, however, sent recent signals that cast significant uncertainty on the availability of the previously offered space under discussion. As we understand it, they are in negotiation with DDR to either renew their lease for all of their current space or perhaps move out entirely in which case we do not know whether DDR would be willing to cut-up the contiguous space or seek to lease in its entirety.
- It was noted that there is no contractual notice period for our current space so there is no near term pressure for a commitment as this negotiation plays out.
- DDR Connection – Mr. Ferrell reported that he has finally had a meeting with the interim local DDR manager resulting in a positive outcome re their cooperation in a potential merchant driven Village event (see below).
- Director Positions for Election in 2014 – Mr. Ferrell reminded the Board that four positions were up for election at the end of the year (DI, CK, DM, GW) and he would soon be contacting the individual members re their interest in running for re-election.

EVENTS COMMITTEE REPORT

The respective community volunteer groups are moving forward with the agenda of events:

- Movies – Two have now been scheduled (19-Jul and 23-Aug). Concerns were expressed that this Friday’s program was at risk because of both the high heat index and uncertainty of forecasted rain showers; after some discussion of potentially making an early postponement call, it was agreed a final go/no-go decision would be taken by the EC Friday afternoon but a notice would be sent to the community in the meantime advising them that a postponement might be necessary because of adverse weather and that they should expect final information via an e-mail blast Fri PM.
- Music in Meadow #2 – Some discussions continue on this possibility, awaiting finalization of whether and what we will do for a possible Village event (which may also involve live music); it has been agreed it will not be held on the original proposed date, 14-Sep, because of conflicts with the 5K race and yard sale already scheduled for that date.
- Village Event – A meeting with a group of the merchants (which WF and Trish Murtaugh attended) was encouraging re their willingness to actively support such an event; discussions are proceeding positively including recruitment of more of the merchants and shaping details of the event; a tentative date of Saturday, 19-Oct, has been agreed.

GOOD OF THE ORDER:

Friends of Little Creek – Mr. Rodenburg updated the Board on this newly forming group which is seeking to influence decisions on Little Creek and its various tributaries and right-away to ensure the preservation of a clean and viable future. They are doing so in coordination with other groups that are similarly advocating for other local small waterways that are also at risk because of continuing development. The Board’s general support was requested; this request was received very positively.

ADJOURNMENT: 8:50 AM

The next board meeting will be held on Friday, Aug 16, 2013, 8AM at the MCA Office

Respectfully submitted,
Douglas W. Mendenhall
Secretary