

**DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Kris Hergert (by phone), Debra Ives, Bonnie Simms, Bob Stoothoff  
**STAFF:** Bill Ferrell (Manager)

## MINUTES

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

### APPROVAL OF MINUTES (Karen Curtin)

The board approved the minutes for the June Board of Directors meeting by acclamation.

### FINANCIALS (Debra Ives, Treasurer; Bill Ferrell, Manager)

*June Financial Report.* Debra reported that the June financial report shows that the MCA is on track; the maintenance line items' variance has to do with seasonal timing. Bill is following up on one late fees payment (commercial).

#### **ACTION:**

Bob Stoothoff moved, seconded by Bonnie Simms, that the *June treasurer's report be accepted*. The motion was approved unanimously.

*Year End Snapshot.* Bill shared an income/expense report comparing the 2016 budget with status at the end of June, and projected year end figures. He responded to questions and noted some possible exceptions to the year end figures.

### BOARD VACANCY (Curtin)

Karen asked for a moment of remembrance for board member Hank Rodenburg, who passed away on June 30. Board members talked about his love of the Meadowmont community and the many contributions he made to the board and the community.

Bill noted that the board can appoint a replacement for the remainder of Hank's term, which would have ended this year.

#### **ACTION:**

Laurel Files moved, seconded by Karen Curtin, that *Phil Dzieduszko*, runner-up during the last board election, *be appointed to the board* for the remainder of Hank Rodenburg's term, if he is willing to serve. The motion was approved unanimously.

Bill noted that there also will need to be a replacement for Hank on the Architectural Review Committee. The replacement needs to be a member of the "association"—i.e., the larger Meadowmont community, but not necessarily the MCA Board. A couple of residents were suggested and Bill will follow up with them.

## **STRATEGIC PLAN (Curtin)**

Karen observed that while the board discussed future community needs during its April retreat, our primary focus at that time was the capital reserve study. She suggested that the board set aside time for a longer discussion of a “transition to the future,” both short-term and long-term. The board agreed to hold another retreat as its August meeting, Friday, August 19, 8-11 a.m.

## **MANAGER’S REPORT (Ferrell)**

Bill circulated a written summary report that included:

- *Common Areas:* Oval Park fountain repair; vandalized signs; Parkridge Park gates and pergolas; retention ponds; and downed trees. He requested a board member to meet with him to review proposed landscape changes for the Summit Park inner areas; Karen volunteered. Cindy Stoothoff from Summit Park will also meet with Bill and Karen.
- *General:* A “home poor condition” letter has been sent to a homeowner for noncompliance with ARC guidelines; problems are being corrected by the owners. Dues increase (2017) letters were sent to all homeowners. A letter was sent to Summit Park homeowners with regard to the MCA funding decision on fountains. Not all residents have corrected the mailing address for Venture Back Office (HOA fees), which Bill and Venture Back Office are handling. One of the MCA’s CERT cabinets, along with stored emergency kits, was mistakenly disposed of by the Hilltop HOA, where it was stored; MCA will be reimbursed by Hilltop. New construction on the corner of NC 54 and Barbee Chapel Road will begin in November.

## **GOOD OF THE ORDER**

- *YMCA Pool at Meadowmont:* Bill attended a meeting with Roger Perry and a Y representative regarding the Y’s interest in constructing a “dome” to cover the pool when it becomes too cold to swim outdoors. Roger (who has a say over “new construction” in Meadowmont) was supportive. There will be a review process that will include the Town of Chapel Hill, and probably a meeting with residents. Board members felt that there is likely to be push back from homeowners whose property overlooks the Y, and that we should inform the Y of this, as well as the fact that we would have to present this position at any Town Council meeting.

It was suggested that when the MCA agreement with the Y for the Y’s use of the playground/grassy area/gazebo comes up for renewal, the board negotiate an exchange of use of this area for reduced fees for use of the pool by Meadowmont residents.

- *Ice Cream Socials:* Kris Hergert suggested that we consider sponsoring free “ice cream socials” in the different neighborhoods as one of our community events. This will be discussed as we look at the board’s plans for the future.

***There being no further business, the meeting was adjourned at 9:00 a.m.***

**NEXT MEETING**  
**Friday, August 19, 2016**  
**8:00 a.m. -11 a.m. , MCA Office**