

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

21 MARCH 2014

2014 DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Deborah Ives, Christine Khoury, Chuck Paterno, Hank Rodenburg, Glenn Wilson.
STAFF: Bill Ferrell (Manager)

MINUTES

Hank Rodenburg, MCA Board President, convened the meeting at 8:05 a.m.

There being no objections, the minutes of the February MCA Board meeting, held on February 21, 2014, were unanimously approved.

FINANCE REPORT (Deb Ives, Treasurer; Bill Ferrell)

Deb Ives briefly reviewed the Balance Sheet, Income/Expense Statement, and Reserve Fund Statement for February 2014.

ACTION:

Deb Ives moved, seconded by Chuck Paterno, that *the treasurer's report be accepted.*

The motion was approved unanimously.

Ives reported that the 2013 audit has been completed and she has reviewed it and found no issues. Bill Ferrell will follow up, concluding the audit process for this year.

Ferrell brought up the issue of past due accounts and how to handle these when only a very small amount of money is involved. After some discussion, the board consensus was that the late fee be waived on a one-time basis in such instances, and the owner be counseled not to let the situation reoccur.

MCA BY-LAWS REVISION (Rodenburg)

Rodenburg explained the difference between the MCA Covenants and the By-Laws, noting that the proposed revision was primarily to eliminate redundancy between the two documents. There was some discussion as to the placement of the MCA Mission Statement.

ACTION:

Glenn Wilson moved, seconded by Karen Curtin, that *the Covenants, By-Laws, and Mission Statement be maintained as three separate documents.*

The motion was approved unanimously.

There was consensus that there was no need to keep a separate document comprising all board resolutions/decisions, as the official minutes already serve that purpose. Specific editorial suggestions for the By-Laws revision should be sent to Ferrell, who will then have the MCA attorney review the document.

COMMUNITY ISSUES (Ferrell, Rodenburg)

Ferrell noted the recent break-in on Parkridge, which appears to be an “inside job” and is being handled by the police. The seeming break-in on Simerville is also a police matter.

Rodenburg provided a brief update on the timeline for the Light Rail Project—which appears to be well into the future, if it happens at all.

2014 EVENTS COMMITTEE (Curtin—Committee Chair, Ferrell, and members)

Curtin reported that the Events Committee (Curtin and Laurel Files from the board, along with Trisha Murtaugh and Steve DeCherney) and Ferrell met last week to discuss possible events, issues, and action steps; a very preliminary schedule of proposed events/dates was shared with the board. The committee is planning a “volunteer recruiting event” at Market Street Coffee on April 5 to address the “human resources constraint” and to encourage greater participation in implementing events; also a volunteer appreciation event at the end of the year. There was considerable discussion regarding the current limitations of the Meadow Pond site to support larger bands—inadequate power, lack of impervious space, difficult siting for bringing in major equipment, etc. There was consensus that, for the time being, we will have to restrict the Meadow to movies and small bands. Ferrell agreed to explore and price out options for making the Gazebo area, and the Meadow, suitable for larger musical groups.

PART-TIME MCA STAFF POSITION (Ferrell)

Ferrell requested that this item be tabled, as he is still refining the job description.

USE OF MCA OFFICE SPACE (Ferrell)

Ferrell circulated a fourth draft of proposed policy; there were some additional edits from the board.

ACTION:

Ferrell will finalize guidelines for use of the MCA office space, circulate the document via email, and conduct an email vote on accepting them.

MANAGER’S REPORT (Ferrell)

Ferrell circulated and reviewed his report that included common areas (repair to Meadow Pond wall, Bartlett Tree Service safety check of trees, and installation of lightening protection device to the Hickory tree on the Meadow hillside, Myatt landscaping from East Barbee to Meadowmont Lane), and a very brief update on construction.

Fountain Expenses. There was review and discussion of the expense of maintenance of the two Meadowmont fountains (Oval Park and Village Circle). There was consensus that the board will need to look carefully at significant expenses that do not “benefit” the entire community. Ferrell was asked to explore landscaping options with Bartlett Landscaping, as an alternative to the fountains.

*There being no further business, the meeting was adjourned by acclamation at 9:20 a.m., **after changing the date of the next meeting.***

NEXT MEETING

Friday, April 25, 2014

8:00 a.m.

MCA Office