

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Debra Ives, Kris Hergert, Hank Rodenburg (electronically), Bonnie Simms, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

Karen Curtin, President, convened the meeting at 8:04 a.m.

There being no objection, the minutes of the February MCA Board Meeting, held on February 20, 2015, were approved by acclamation.

FINANCE REPORT (Deb Ives, Treasurer; Bill Ferrell, Manager)

Deb Ives reported that there was nothing unusual in the February financial report, and Bill Ferrell confirmed that all variances were simply matters of timing—when encumbered items are billed and paid. Bill noted that six accounts were 60 days overdue and, as has been his practice, he called the homeowners, most of whom made immediate amends.

ACTION:

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

2014 Audit. Bill reported that a complete draft of the 2014 audit has been reviewed, and is “perfect”; he will bring the official, signed copy to the April meeting.

Rotating Audit Firms. Deb initiated a brief discussion of best practices regarding audits, which is that the firm is changed every four to five years, or partners within the firm are rotated. Bill noted that the MCA has not required this, but he will consider making such a change for future audits.

When to Consider a Dues Increase. The board reviewed and discussed several documents prepared by Bill:

- 1) 2015 cash flow, as budgeted
- 2) **2015 cash flow, if current unexpected expenses** (storm damage; crosswalk signage) are funded from budget, rather than Capital Reserve Fund
- 3) 2015-2016 income comparison, with a 4% MCA rate increase in homeowner/business dues
- 4) 5-year Capital Reserve Fund outlook

Hank Rodenburg suggested that Bill prepare and the board review a 15-year projection of our (relatively steady, or fixed, income) against inflation-increasing expenses.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *expenditures to be made in connection with recent storm damage and the installation of street crossing signs be covered from the Cash Reserve Fund*. The motion was approved unanimously.

Fountains. The discussion of future expenses led to the observation that the board needs to address the significant recurring expense of maintaining the two fountains in the Summit Park area. Deb asked Bill to create a summary of fountain expenses over the past five years; he will use this to initiate a dialogue with Summit Park residents.

2015 EVENTS COMMITTEE (Curtin, Chair; Laurel Files)

Bill circulated the latest draft of events in the 2015 Meadowmont Music Series: five Main Events (three at the Meadowmont Gazebo and two on the Building 300 Patio) and six Music in the Village events (the first Saturday of every month, May through October, on the Café Carolina Patio; local music, to be identified within the next several weeks). There was brief discussion regarding distribution of the information: large A-frame display during the Music in the Village events, flyers included with April mailed bills from Cornerstone, adding the flyer to the MCA website, posting the flyer by the apartment mailboxes.

MANAGER'S REPORT (Ferrell)

Declarant Transition. Preparation of the transition legal documents is nearing closure.

Land Use Guidelines and Liability. The board reviewed Laurel Files's draft of a revised policy, "General Guidelines for Use of MCA Common Areas and Facilities." Some suggestions were made and Laurel will produce and circulate another draft of the policy.

Traffic Signals for Crosswalks. Bill reported that the 24/7 flashing LED signals had been installed at West Barbee Chapel/Castalia-Oval Park. There has been only positive feedback. Deb made the observation that the 24/7 flashing signal might, in fact, be more effective than the pedestrian-activated units planned for the marked greenway crossings. Her observation was that not everyone using those crossings will stop to activate the light (e.g., children, bikers, joggers), and, if the lights are not activated, cars may still speed over those crossings. On the other hand, the 24/7 lights appear to have the effect of slowing down all drivers. Board members were in agreement with this rationale.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that we *rescind the motion passed on February 20, 2015, to proceed with the "upgraded" signals* at the identified greenway crossings, and do not install the pedestrian-activated units. The motion was approved unanimously.

ACTION:

Bonnie Simms moved, seconded by Bob Stoothoff, that we *approve payment for three additional installations of the two-sided TAPCO Blinker Sign with 24/7 flashing LED edge lights*, to be installed at (1) the greenway trail crossing of Sprunt Street, (2) the greenway trail crossing of West Barbee Chapel Road, and (3) the intersection of Sprunt Street and Circle Park Place (at the crest/top) of Sprunt Street. The motion was approved unanimously.

LRT. Several board members attended one of the Light Rail Transit presentations on March 18 at the Friday Center. Bill noted that while the C1 alternative (through Meadowmont) is effectively off the table because the US Army Corps of Engineers will not support it, technically C1A is still a viable alternative although it has been identified as the most expensive and least effective option. In addition, it's possible that opposition to the C2 options could emerge at a later date. We, therefore, need to continue to be alert in our opposition to C1A.

Posting Recruitment Information. Bill noted that he occasionally is requested to post group “membership recruitment” information on our website—some groups inside Meadowmont, some outside; nonprofits, commercial, social, etc. Typically, he has denied these requests based on content and whether it was a Meadowmont or an outside group. Feedback from the board was that we should not do this at all, but should direct groups to other outlets for recruiting.

There being no further business, the meeting was adjourned by acclamation at 9:25 a.m.

NEXT MEETING
Friday, April 24, 2015*
8:00 a.m., MCA Office

*Note that this is the 4th Friday of the month, rather than the 3rd.

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