

Meadowmont Community Association (MCA)

BOARD OF DIRECTORS MEETING

18 MARCH 2016

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

MINUTES

Karen Curtin, MCA President, convened the meeting at 8:03 a.m.

APPROVAL OF MINUTES (Karen Curtin)

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

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

February Financial Report. Debra reported that there was nothing unusual in the report. Capital projects have not yet begun.

ACTION:

Debra Ives moved, seconded by Karen Curtin, that the *February treasurer's report be accepted*. The motion was approved unanimously.

2015 Audit Update: Bill reported that the financial review is almost complete, and we are right where we need to be. Tax returns for 2015 have been sent on.

Cornerstone Community Management. After a brief review of our situation, Debra recommended that we cancel our current contract with Cornerstone Community Management, providing the required minimum 30-day notice.

ACTION:

Debra Ives moved, seconded by Karen Curtin, that the *Meadowmont Community Association cancel its current contract with Cornerstone Community Management (CCM)*, providing the minimum 30-day notice of cancellation so that all transition work required per the current contract and extended by CCM to another firm will be completed by May 1, 2016. The motion was approved unanimously.

ACTION:

Debra Ives moved, seconded by Karen Curtin, that the *Meadowmont Community Association* engage in a contract with *Venture Back Office of Cary, North Carolina*, at a rate of \$2,800 per month, to assume all related and required financial service for MCA, to be effective May 1, 2016. The motion was approved unanimously.

SUMMIT PARK FOUNTAINS (Bob Stoothoff; Bill Ferrell)

Bill reported that one fountain's autofill was not working properly, and that Myatt is handling that manually. For now, we have arranged additional daily maintenance for both fountains from Myatt, at \$100/month.

Bob and Bill will attend a meeting with the Summit Park board on March 30, to present an update on the MCA's position with regard to the Summit Park fountains. The summary of points and relevant decisions includes:

- Escalating maintenance costs
- MCA capital reserve for fountains insufficient given projected life of that reserve
- MCA proposal to convert fountain areas into garden areas
- Summit Park proposal for MCA maintenance contract with specific supplier
- MCA board opinion that Summit Park proposal did not offer incremental value and would result in higher estimated annual maintenance costs
- MCA board support for improvement in weekly fountain inspection protocol by current landscape contractor: \$100/month for checking both fountains daily. This improvement will use up \$1200 of our budgeted \$3000 for maintenance, leaving \$1800 for repair parts and labor by other contractors, and this effort might be helpful in keeping the fountains running in 2016, barring any major expenditures, which would not be covered by the MCA.
- Continued maintenance of the fountain will be evaluated by the MCA board during and at the end of the 2016 fountain operation year. No commitment for operation of the fountains has been made for 2017 and beyond.

MCA BOARD RETREAT (Ferrell)

Bill confirmed the date of the board retreat (April 22) and asked for input for discussion topics. Suggestions included trees, capital reserve, cash flow, community safety/vandalism, streets, snow removal, cost of water/irrigation, landscaping, manager succession planning. Bill will circulate a list of topics before the meeting.

EVENTS COMMITTEE (Curtin)

Karen briefly reviewed the dates for the three planned events, each one with a different food truck.

MANAGER'S REPORT (Ferrell)

- *Capital reserve study*: The field work phase of the capital reserve study is coming along.
- *2016 landscaping plans*: A draft three-year report estimates expenditures of \$36-47,00 for conversion to more economic and sustainable alternatives in the pocket parks of Summit

Park. This amount does not address possible future conversions of fountains. In addition, within the annual budget(s) there will be allocation of funds for conversion of entrance areas, as well as smaller sections inside Meadowmont, into more sustainable landscaping.

- *Parkridge Park*: New gates will be installed, and needed repairs made.
- *Leaf Blowers*: Bill reported that he had posted a communitywide message that provided Town of Chapel Hill rules and regulations regarding gas leaf blowers, including maximum noise level and timing of use. The message also included suggestions for individual action. In addition, Bill has sent personal notes with the posting, asking for help to reduce use, to contacts at: UNC Wellness Center, Building 300, DDR, ARC, Home Trust, Bell Apartments, The Cedars, Castalia, Duke Medicine, Summit Park, Hilltop, Rizzo, and Myatt.
- *AT&T Fiber Optics*: AT&T has shared its plans (with map) for fiber optic upgrade in the Meadowmont area (along Hwy. 54 and within neighborhoods).

GOOD OF THE ORDER (Laurel Files)

Use of Swimming Pool at Y at Meadowmont: Laurel noted the change in policy for use of the swimming pool and facility on Old Barn Lane since the property had been turned over to the Chapel Hill-Carrboro YMCA by Roger Perry. Prior to that time, Meadowmont residents could purchase an annual (summer) pool membership, or day passes, to use the pool. Initially, the Y required a summer Y membership, but this year, annual membership to the Y is necessary to be able to use the pool. Other communities, and apartment complexes, all have pools for their residents, often at no cost. It is very frustrating, especially for families with young children, to have a pool located within the community and be unable to access it. UNC faculty, staff, and alumni can buy a membership to the Faculty Farm on Barbee Chapel Road, but that option is not available to a large portion of our residents, and is not as convenient. Laurel asked if we could negotiate some arrangement with the Y; they do, after all, have year-round access to the playground and gazebo area, both owned by Meadowmont. Bill agreed to write to the Y.

There being no further business, the meeting was adjourned at 9:10 a.m.

NEXT MEETING
BOARD MEETING PLUS RETREAT
Friday, April 22, 2016
8:00 a.m. to Noon
Rizzo Center