

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

MINUTES

Karen Curtin, President, convened the meeting at 8:01 a.m.

There being no objection, the minutes of the April MCA Board Meeting, held on April 24, 2015, were approved by acclamation.

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

Bill Ferrell presented the financial report, indicating that no accounts were in arrears. He also reviewed first quarter MCA accounts. Hank Rodenburg questioned whether it was possible to get tree damage insurance.

ACTION:

Bob Stoothoff moved, seconded by Hank Rodenburg, that the *April treasurer's report be accepted*. The motion was approved unanimously.

HOA Letter re Fee Increase

Bill shared a draft letter to apprise homeowners that a fee increase could be necessary. Board members reviewed the letter and suggested minor editorial changes. The board will need to discuss the amount and timing of any increase prior to reviewing the proposed 2016 budget; this discussion will take place at the June board meeting.

2015 EVENTS COMMITTEE (Curtin, Chair; Ferrell)

Bill and Karen gave a brief recap of the success of the MCA's first musical event of the year—a live band (The Old Ceremony) at the gazebo. Everything, including the weather, was great.

LAND USE POLICY (Laurel Files; Ferrell)

The latest draft updating the policy for using MCA common areas and facilities was reviewed, and additional suggestions were made. Laurel Files will prepare a revised draft and share it with the board in June.

MURRAY HILL UPDATE (Ferrell)

Ferrell elaborated briefly, with a drawing, Roger Perry's request that the MCA approve a proposed temporary crosswalk that would facilitate pedestrians crossing from the west to east side of Meadowmont Lane in order to avoid the sidewalk adjoining the Murray Hill Project work site. This is the first time such a crosswalk has been mentioned. The board did not support the request, believing that it would create a high risk to pedestrians given its location, width, and the limited line of sight for drivers at the proposed location. Instead, the board suggested that an alternative, utilizing the Wellness Center pathway located at the north edge of the site, become the temporary alternative path for pedestrians to avoid the construction site.

MANAGER'S REPORT (Ferrell)

LRT. Bill reported that the next public meeting on the LRT would be on June 2, should anyone wish to attend. His projected timeline is that the public hearing process will be complete in November, with a recommendation forwarded for next steps by February 2016.

Declarant Transition. The transition legal documents are ready for the president's signature.

ACTION:

Hank Rodenburg moved, seconded by Karen Curtin, that *the Meadowmont Community Association accepts the transfer of special declarant rights under declaration of covenants and restrictions of the Meadowmont Community Association, Inc. and Meadowmont Development Company, a North Carolina joint venture. This transfer of special declarant rights is made this 15th day of May 2015, by and between Meadowmont Development Company ("declarant") and Meadowmont Community Association, Inc. (association)".* The motion passed unanimously.

Traffic Signals for Crosswalks: Update. We're still waiting for a final response from the Town of Chapel Hill regarding our requested installation of blinker signs at three different intersections within Meadowmont.

Summit Park Fountains. Bill shared his final notes for his meeting with the Summit Park board on May 21 to discuss the future of the two fountains in the Summit Park area; he will meet with Roger Perry prior to that (on May 19).

Other Common Area Notes. All fountains are operating, but need weekly attention. Spring insect treatment of street trees has been completed. Flower rotation/reduction may begin next week.

Other. Rizzo expansion continues with minimal issues. There is serious erosion at the end of Meadowmont Lane, which is being evaluated by the Chapel Hill Storm Water and Street Division. Several notices are going out to homeowners: Mailbox repair/replacement requirements, condition of empty lots, home lawn condition.

There being no further business, the meeting was adjourned by acclamation at 9:17 a.m.

NEXT MEETING

**Friday, June 19, 2015
8:00 a.m., MCA Office**