

MEMBERS ATTENDING: Karen Curtin, Deborah Ives, Christine Khoury, Doug Mendenhall, Hank Rodenburg, Glen Wilson
STAFF: Bill Ferrell (Manager)

The meeting was called to order by Hank Rodenburg, president, at 8:00 AM.

RESIDENT APPEAL RE MARC APPROVAL

A resident of Parkridge attended the meeting to request reconsideration of a recent MARC approval of a neighboring swing/play-set based on aesthetic and privacy concerns and some perceived potential safety risks. The Board discussed and concluded the item had been properly reviewed and approved according to MARC guidelines so the Board had no basis for overturning MARC's decision and decided to take no further action.

MCA INTRANET

The contractor redesigning our website reviewed the new look and enhanced capabilities of the beta version with the Board via a demonstration. The Board was unanimously enthusiastic about the work done to date and encouraged its completion as soon as necessary coordination with The Cedars parallel development of an independent site can be completed. Several suggestions for minor changes were relayed to Ms. Largent and Board members were also invited to review a temporary mock-up and make other suggestions as they saw fit.

Action: The Board agreed we need to have some presence/offer access to members thru popular social media site links and directed Mr. Ferrell to create these but with a clear disclaimer that MCA is not responsible for content and messages created on them by others.

APPROVAL OF MINUTES



It was moved (GW) and seconded (DI) to approve the September 2013 board meeting minutes as submitted. The motion passed unanimously.

FINANCE REPORT

The Treasurer and the Manager led a brief discussion of the year-end financial picture; we are once again tracking towards a modest surplus (vs. 2013 budget) based on current estimates.



It was moved (DI) and seconded (GW) to accept the September 2013 financial report as submitted. The motion passed unanimously.

REVIEW OF 2013 PERFORMANCE AND RENEWAL OF MANAGER'S CONTRACT FOR 2014



It was moved and seconded to adjourn into Executive Session. The motion passed unanimously.

The Board briefly discussed Mr. Ferrell's performance in 2013 which was unanimously seen as very strong. It was agreed a more formal review process (against the Manager's job description) would be useful in the future to help the Board appreciate all his contributions and reinforce continued strong performance. It was also agreed to encourage him to get help as needed esp. in the IT area and to relieve as needed his after-hours efforts to support the growing number of events.



It was moved (KC) and seconded (HR) to renew the Manager's contract with a 5% increase in pay. The motion passed unanimously.



It was moved and seconded to adjourn out of Executive Session. The motion passed unanimously.

SECURITY ISSUES UPDATE

- **Surveillance Cameras (SCs)** – Mr. Mendenhall updated the Board on final options and their estimated costs. The LAN approach is preferred but present pricing (\$20.4K/y) is significantly higher than the best standalone camera option (\$14.4/y). A proposed secure process for handling and transferring video image data was reviewed; this process was seen as complex and in need of more work esp. re defining adequate standards for a “secure” internal person to manage files. Concerns about SC effectiveness, costs and resultant “closed neighborhood” perceptions were expressed. It was reaffirmed our primary focus to enhance security would be the re-energized Neighborhood Watch program. It was decided to postpone any actions re closure with community post-safety meeting to Nov Board meeting after the NW meeting and the informal discussion with the Town Manager on approval requirements for SCs.
- **Dialogue with The Oaks** – Messrs. Ferrell and Mendenhall reported on security meetings with the Oaks. The first was an open info meeting similar to MCA’s with police reps present and the 2nd a follow-up meeting with two of the HOA presidents. As with MM, the primary outcome was emphasis on neighborhood watch awareness and liberal reporting of any suspicious behaviors or persons as most expeditious means to dampen this outbreak. Interest was expressed in the Oaks groups possibly collaborating with MCA on SCs if MCA goes forward with such a plan. It was agreed we would share information on suspicious activities or further crime details among the HOA’s. The Board endorsed mutual sharing of information with The Oaks that contributes to greater community security.

2014 MCA BUDGET

The 2014 budget was discussed and suggestions were made for potential changes. The final version will be submitted in November. All were encouraged to contact the Manager with any comments or suggested adjustments to the budget.



It was moved (HR) and seconded (KC) to renew the Myatt landscaping contract for 2014 and 2015 at a 2.5% annual increase. The motion passed unanimously.

MANAGERS REPORT

- **Office Lease Options** – Discussions continue w Castalia re some space (1250 sf) that has become available. Pricing and potential for sub-lease of excess space are being investigated. Meanwhile, it appears there are opportunities for a reduction in rate in current space; negotiations being pursued.
- **Annual Meeting:**



It was moved (GW) and seconded (DI) that the MCA’s Annual Meeting be held on 16-Jan-2014 at The Cedars Community Room starting at 7PM. The motion passed unanimously.

EVENTS COMMITTEE REPORTS

- **Luminaries 2013** – It was agreed to proceed with this event in 2013, partially funding as in past.



It was moved (HR) and seconded (CK) to approve a \$1200 allocation from the Events budget for the 2013 luminary activity. The motion passed unanimously.

- **Village Event** – Ms. Curtin briefly reviewed the significant progress that has been made in getting most of the merchants on board as active participants and supporters. Current budget estimate was reported as \$9117. The Board congratulated the group organizing it for their excellent program.

ADJOURNMENT: 10:10 AM

Next board meeting will be held on Friday, **Nov 15, 2013**, 8AM at the MCA Office

Respectfully submitted,
Douglas W. Mendenhall
Secretary