

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

## MINUTES

Karen Curtin, President, convened the meeting at 8:02 a.m.

***There being no objection, the minutes of the September MCA Board Meeting, held on September 18, 2015, were approved by acclamation.***

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

Bill Ferrell noted that year-to-date revenues were on target and there were “no surprises” in our financial activity.

#### **ACTION:**

Bob Stoothoff moved, seconded by Karen Curtin, that the *September treasurer’s report be accepted*. The motion was approved unanimously.

There was a detailed consideration of line items in the first draft of the 2016 budget (prepared by Deb and Bill). Karen noted that the Events Committee has decided to hold three events in 2016 rather than four, in order to reduce the Events budget. A revised, final budget will be reviewed and approved at the board’s November meeting.

### **OLD BUSINESS: BYLAWS REVIEW** (Hank Roddenburg)

The board discussed its attorney’s review of its suggested revisions to the Bylaws; his general assessment was that our Bylaws read as do many corporate bylaws, i.e., nothing unusual. Alternative next steps include: (1) leave things as is; the Bylaws have been adequate for our work over the last 16 years; (2) make the changes as suggested; (3) make the extensive and detailed changes proposed by the attorney. Action taken: leave as they are.

### **MANAGER’S REPORT** (Ferrell)

- **Annual Meeting:**

#### **ACTION:**

*Deb Ives moved, seconded by Karen Curtin, that the MCA Annual Meeting be held on Thursday, January 21, 2016 at 7:00 p.m., in the Cedars Community Room.* The motion was approved unanimously.

- **2016 MCA Board Elections:** Bill reported that all four members whose terms were ending (Laurel Files, Deb Ives, Kris Hergert, and Bonnie Simms) were interested in serving a second term. He will email the community to see if there are others who want to run.

- **Summit Park Fountains and Landscaping:** There was an extensive discussion around the Summit Park fountains, including the Summit Park Board’s interest in subsidizing fountain costs in order to keep them operating. The MCA board discussed whether and to what extent it should include a line item in the budget for fountain maintenance next year, with the understanding that any overage (including any major repair and/or replacement costs) would either be subsidized by Summit Park or result in fountain shutdown.

The MCA board agreed to resolve the request for a 2016 fountain maintenance allocation at its November board meeting.

- **Traffic Signals for Crosswalks:** The blinking crosswalk traffic signals have been approved by the town, and installed; we will be receiving a bill.

- **2016 Reserve Study:**

**ACTION:**

Karen Curtin moved, seconded by Deb Ives, that we *contract with Giles Engineering to prepare an updated Capital Reserve Fund Study in 2016*. The motion was approved unanimously.

- **Other Common Area/General Notes:**

- Street tree replacements will take place between November 10-20. The replacements will be Trident Maples—8' on the street, 12' in Oval Park.
- The Murray Hill project will be restarting soon.
- Plans for the Tri City Medical Building, at Barbee Chapel Road and NC 54, are proceeding; this construction will need Town Council approval. If and when the facility is built, it is on MCA property and will contribute fees to our revenues.

**NEW BUSINESS**

None

*There being no further business, the meeting was adjourned by acclamation at 9:05 a.m.*

**NEXT MEETING**

**Friday, November 20, 2015**  
**8:00 a.m., MCA Office**