

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

MINUTES

Karen Curtin, MCA President, convened the meeting at 8:00 a.m.

APPROVAL OF MINUTES (Karen Curtin)

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

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

September Financial Report: Debra noted only that the Maintenance line item was a little high for this time of year, and is almost at the total amount budgeted. However, Capital expenditures are well below the budgeted amount; some of the capital funds may be moved to cover expenses under Maintenance/Common Areas (trees), originally projected for 2017.

She also noted some minor “editing” changes in the financial report, with regard to more appropriate categorization/labeling of expenses.

ACTION:

Laurel Files moved, seconded by Debra Ives, that the *September treasurer’s report be accepted*. The motion was approved unanimously.

VACANT SEAT ON BOARD (Curtin)

The board discussed the advantages at this time of filling the seat formerly held by Hank Rodenburg, for the remainder of his term (end of 2016). Rollie Olin of Weaver Mine Trail has indicated an interest in serving on the board and his qualifications—including four years as president of the Hope Valley Farms HOA—were reviewed.

ACTION:

Debra Ives moved, seconded by Bob Stoothoff, that *the board appoint Rollie Olin to fill the vacant seat on the MCA Board of Directors, effective November 1, 2016*. The motion was approved unanimously.

COMMUNITY LIFE (AKA EVENTS) COMMITTEE (Curtin)

Karen reported that Rollie Olin will be joining Trish Murtaugh, Laurel, and herself on the Community Life Committee. The committee will be meeting next week to flesh out ideas and plans for 2017.

SUMMIT PARK LANDSCAPING AND FOUNTAINS (Curtin)

Karen reported on an initial meeting she and Kris had with Charlie Feuss (president of the Summit Park HOA) and David Callahan (vice president of Summit Park HOA) to discuss the future of the fountains in Oval and Circle Parks. Karen and Kris shared the rationale for the board’s decision to discontinue paying (or reserving) for major fountain repairs and/or replacement costs, indicating that we would like to convert the fountains to planters in conjunction with a significant re-landscaping of both parks. David and Charlie would like to solicit SP resident interest in covering the cost of major fountain repairs and/or replacement costs in order to keep the fountains operating. This would be in conjunction with some continued MCA coverage of ongoing maintenance (currently budgeted at \$3,000 per year plus fountain electric costs.) They requested information on historical fountain costs to facilitate SP decisioning and these costs will be forwarded. Bill, Karen and Deb will also be contacting MCA’s attorney Jim Slaughter to discuss the potential legal issues associated with SP’s proposal given MCA’s ownership of and responsibility for the fountains.

Bob reported that Summit Park is having Criterium-Giles Engineers provide information to them with regard to projected capital reserve expenses and asked whether that firm could share with Summit Park the capital reserve information they generated while conducting the MCA capital reserve study. The board had no objection to this and Bill agreed to confirm this with Giles upon request.

MCA AND SUB-ASSOCIATION COLLABORATIONS (Curtin)

While we deferred discussion of any collaboration between MCA and various Meadowmont sub-HOAs, it was agreed that when consulting with MCA’s attorney on the fountain proposal, we should solicit a high level view of issues to be considered.

2017 BUDGET (Ferrell)

Bill shared his first draft of a proposed budget for 2017, explaining various line items. Board members asked a few questions and made a few suggestions. A final draft will be reviewed for approval at the November board meeting.

MCA ANNUAL MEETING (Ferrell)

ACTION:
Debra Ives moved, seconded by Laurel Files, to *authorize the Meadowmont Community Association to hold its next Annual Meeting on Thursday, January 19, 2017, at 7:00 p.m. at the Cedars.* The motion was approved unanimously.

MANAGER’S REPORT (Ferrell)

Bill circulated a written summary report that included:

- *Oval Park power line damaged by Google Fiber:* Work order is on Duke Energy’s list, but hurricane damage repair in eastern NC is their priority.
- *Summit Park fountains:* The fountains will be shut down for the season the Monday after Thanksgiving.
- *Google Fiber claim:* Bill is working to secure payment from Google Fiber for their destruction of two street trees.
- *Greenway Trail signs:* Five signs are on order.
- *Reseeding gazebo green space:* The YMCA has been billed for their portion of this cost (\$450).

NEW BUSINESS (Curtin)

ACTION:

Debra Ives moved, seconded by Bob Stoothoff, that *the board adjourn to an Executive Session* for a personnel review. The motion was approved unanimously.

ACTION:

Karen Curtin moved, seconded by Debra Ives to

° *extend the period of the manager's contract through November 30, 2017;*

° *increase manager's salary by 1.4% effective December 1, 2016;*

° *change the notice for either party to end the management contract from 90 to 120 days;*

° *confirm all other existing contract provisions, including allowance for flex time.*

The motion was approved unanimously.

ACTION:

Debra Ives moved, seconded by Bob Stoothoff, that *the board adjourn from the Executive Session*. The motion was approved unanimously.

GOOD OF THE ORDER

Nothing additional.

There being no further business, the meeting was adjourned at 9:37 a.m.

NEXT MEETING

Friday, November 18, 2016

8:00 a.m., MCA Office