

**DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Deborah Ives, Chuck Paterno, Hank Rodenburg  
**STAFF:** Bill Ferrell (Manager)

## **MINUTES**

Hank Rodenburg, MCA Board President, convened the meeting at 8:00 a.m.

***There being no objection, the minutes of the August MCA Board meeting, held on August 15, 2014, were unanimously approved.***

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

Deb Ives reported that, although there were additional expenditures this month, there also were additional revenues, so that we continue to remain on budget.

#### **ACTION:**

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

### **2015 MCA BUDGET** (Bill Ferrell)

Ferrell explained that the MCA board approves the budget (by the end of November) and reports on it at the next annual meeting (January). He detailed and reviewed several items related to budget development for the next fiscal year: current balance sheet, revenue, expenses, capital reserve, and a 2013-2014 year-to-date comparison of revenue, expenses, and net. He responded to questions from the board, clarifying different items.

Ferrell noted that, typically, approximately 80% of the budget will cover items required by the Covenants or by state or federal law, 15% will be for maintaining property values and/or ensuring health and safety, and 5% will account for items "above and beyond," e.g., events. The process is first to set the expense side—based on these three categories, including reserve contribution—then determine if assessments are sufficient to cover the necessary 95%; revenue neutral is the goal.

There was some discussion of a few points: possible additional lighting for the Gazebo playground area, enhancement of the East Barbee Chapel entranceway to Meadowmont now that the construction at that corner (The Learning Experience) is complete, full-year funding for the marketing associate position, funding the December luminary event that benefits the Chapel Hill Ronald McDonald House.

#### **ACTION BY CONSENSUS:**

The annual luminary event should be an individual homeowner experience, rather than driven by the board. Although the board will no longer fund this event, it will provide information and encourage community members to participate.

### **2014 EVENTS COMMITTEE** (Curtin, Committee Chair)

Note was taken of the success of the Party Nuts concert on September 12th. The committee hopes to hold a last music event of the "season," in the Village in October.

## MANAGER'S REPORT (Ferrell)

Ferrell circulated and reviewed his updates that included:

- **Common areas:** Trees (stressed maples, dead cedars); trails (clean-up/graffiti spray painting, repairs behind Meadowmont Lane by some local residents); lighting (Gazebo).
- **Construction:** Five houses under construction are on schedule; nothing new and no activity on the Murray Hill project; Rizzo expansion continues with minimal issues; various proposals from contractors for possible new projects in 2015. There was an FYI on the health facility proposed for 5002 Barbee Chapel Road.
- **Meetings:** *Light Rail Transit* meeting notices/info will be posted beginning October 1; email was sent by Ferrell to Meadowmont community today. Rodenburg feels that the November LRT meetings will be narrowly focused, and will take the lead on a meeting to be held prior to the official meetings, to explain impact on Meadowmont of the different proposals. *Neighborhood Watch*—still looking for a venue; also not clear how much interest/attendance there will be.
- **Declarant transition:** Discussion still taking place; need to learn exactly what Roger Perry wants to happen.

There was brief discussion on some other issues:

- **Resident request** to name all Meadowmont parks and sites. There was no board support for this.
- **Food trucks:** Ferrell has met with Whitney Kahn, director of the Y facility at Old Barn Lane, to discuss our mutual interest in allowing food trucks on the Y property for Meadowmont events at the Gazebo. They are planning to address this together, with officials from the Town of Chapel Hill.

## NEW BUSINESS (Rodenburg; Laurel Files)

- Rodenburg would like the community to reach out to the new residents at The Arc apartments. Laurel Files indicated that she has been approached by two families, who have now been added to the Meadowmont listserv; she will follow up in identifying the other residents and assuring that they're also included.
- Files has proposed a design approach regarding signage. It was agreed to pursue with Roger Perry whether he will agree to *any* signs advertising Village merchants; if yes, the board can discuss details of Files's proposal.
- In August 2013, the MCA Board allocated \$1000 seed money for a proposed, "focused neighborhood" Concert Series. There has not been any follow-up action on this proposal.

### **ACTION:**

Deb Ives moved, seconded by Chuck Paterno, that *the August 2013 motion to allocate \$1000 seed money for a proposed Concert Series* be rescinded. The motion was approved unanimously.

***There being no further business, the meeting was adjourned by acclamation at 9:25 a.m.***

**NEXT MEETING**  
**Friday, October 17, 2014**  
**8:00 a.m.**  
**MCA Office**