

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

15 SEPTEMBER 2017

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Kris Hergert, Debra Ives, Rollie Olin, Bonnie Simms, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

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

APPROVAL OF MINUTES (Curtin, President)

The board approved the August Board of Directors minutes by acclamation.

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

August Financial Report: Debra Ives reported that the MCA was in a good cash position—revenues ahead of expenses, again because of timing of bills.

ACTION:

Bob Stoothoff moved, seconded by Rollie Olin, that the *August treasurer's report be accepted*. The motion was approved unanimously.

Audit RFP Update: Bill Ferrell reported that two accounting firms submitted proposals to conduct a 2016 audit for the MCA. There was a significant difference in price, related to the size of the firms, their resources, and their experience. The board will make a final selection at its next meeting.

MCA FOUNTAINS IN SUMMIT PARK (Curtin)

Karen reported that she had been informed by Charlie Feuss that the Summit Park Board did not support his one fountain conversion alternative, and would, therefore, be going ahead with a vote to amend the Summit Park HOA bylaws, to allow them to subsidize both fountains.

The Summit Park Board also submitted a revised version of MCA's proposed Fountains Maintenance Agreement that altered the wording of the MCA financial commitment to fountain maintenance and repair. The changes are not acceptable to MCA, but the agreement will not be formally considered by the board until after the Summit Park bylaws vote. Karen also shared a letter from a Summit Park resident that was sent to all Summit Park residents outlining several technical issues and expressing strong concern regarding the "undue financial risky burden on the community" of fountains.

The MCA Board will take no further steps with regard to the Summit Park fountains until it knows the outcome of the SPHOA bylaws vote.

2017 EVENTS (Rollie Olin, Events Committee Chair)

Rollie Olin briefly noted the remaining events: Charlie Band at the Gazebo on September 16, Far from Done rescheduled to the Village on September 22, and String Beings in the Village on October 6.

MANAGER'S REPORT (Ferrell)

2018 Budget: Bill circulated "general focus notes" and asked members to review the notes and send him feedback. Deb suggested that the board have a discussion at some point regarding the capital reserve funds; she asked Bill to prepare a breakout of how those funds are designated for use. Bob Stoothoff requested that MCA assess the condition of the pathways, particularly along NC 54, and think about repair and sealing at least some portions.

YMCA Land Use Agreement (2017-18): The YMCA land use agreement is ready for Karen's signature.

Manager's Notes:

Bill circulated a written summary report with brief updates on common area:

- Oval Fountain is still offline, as was Circle fountain for a repair.
- Overseeding of all common areas, and fall flower plantings, to begin; YMCA will pay for work on the gazebo green space, which they use.
- Parkridge playground equipment replacement is still in process.
- Both playgrounds have been inspected; still waiting for official reports.
- Front entrance lights on Meadowmont Lane have been converted to LEDs.

Bill's general notes included:

- Cedars' employees will use YMCA lot during expansion of The Cedars Health Center.
- Lot at Sprunt and Old Barn ready for construction of new home; awaiting Town permits.
- Tri-City to begin construction of large medical building at corner of NC 54 and Barbee Chapel.
- Murray Hill's first unit's exterior is almost complete. A cut-through to access units off Meadowmont Lane is being completed.
- Chapel Hill Police are to increase speed enforcement on Meadowmont Lane, but this has not yet begun.

GOOD OF THE ORDER (Ferrell)

Nothing additional

There being no further business, the meeting was adjourned by acclamation at 8:59 a.m.

Next Board Meeting
Friday, October 20, 2017, 8:00 a.m.
MCA Office