

# MEADOWMONT COMMUNITY ASSOCIATION (MCA)

## BOARD OF DIRECTORS MEETING

16 MARCH 2018

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

### MINUTES

Karen Curtin, President, convened the meeting at 8:03 a.m.

#### APPROVAL OF MINUTES (Curtin)

The board approved, by acclamation, the February Board of Directors minutes.

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

*February 2018 Financial Report:* Debra Ives noted that MCA finances were in good shape. She pointed out that \$30,000 had been moved to the Capital Reserve. The \$15,000 expense for pine straw was higher than budgeted, but it's the amount of mulch that was needed.

#### **ACTION:**

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

Rollie Olin asked about the cost to seal the trails, which is budgeted at \$9,000. Bill Ferrell responded that sealing would be good for years, and that repaving would cost around \$150,000 (which is included in our capital reserve study).

*2017 Audit:* Bill Ferrell reported that the audit had been completed and it was a smooth process, with documents moving easily from Venture Back Office to the auditor. The auditor found no issues.

#### **ACTION:**

Debra Ives moved, seconded by Bonnie Simms, that the *2017 audit be accepted*. The motion was approved unanimously.

*CD:* There was discussion about the current interest rate for CDs. Debra suggested that we "diversify" our CDs among more than a single bank.

#### **ACTION:**

Bob Stoothoff moved, seconded by Rollie Olin, that the *MCA purchase a \$100,000 CD, at the best rate available, and at a different bank from the MCA's current CDs*. The motion was approved unanimously.

**MCA FOUNTAINS IN SUMMIT PARK (Ferrell)**

Bill reported that C&C was beginning the repair (epoxy) of the Oval fountain bowl and would be starting up the Circle fountain.

**EVENTS (Rollie Olin, Chair)**

Rollie Olin reported that everything was on track for the 2018 music events. We now have a food truck for the second Gazebo event on September 15<sup>th</sup>, El Molcajete Taco, in addition to Only Burger for the May 19<sup>th</sup> event.

**MANAGER’S REPORT (Ferrell)**

*Manager’s Time Off.* Bill noted that he would be taking off several days for shoulder surgery, beginning on April 11. Nancy Largent will fill in as she has in the past when he has taken personal time off.

*Summit Park HOA Meeting:* Charlie Feuss and Roger Perry have requested a meeting to discuss a proposal regarding Summit Park management. Karen Curtin and Bob Stoothoff will follow up with them.

*Playgrounds:* 95% of the increased playground lighting has been installed. Erika Haydon raised a question as to whether there was sufficient lighting for the central area of the Parkridge playground, since the lighting is predominantly around the perimeter. She asked whether motion sensor lighting might be appropriate. Bill responded that there’s a trade-off between adequate lighting for the playground versus intrusive lighting of surrounding homes.

Bob Stoothoff suggested that perhaps a neighborhood watch by those homeowners in sight of the playground might be helpful. After some discussion, the board decided that it would be appropriate to prepare a letter from the board to these homeowners, explaining the situation and suggesting this role for them. Bob volunteered to prepare a draft communication and Erika volunteered to talk to each of the homeowners, once the board has communicated with them.

*Bike Lanes:* Bob observed that there continues to be concern on the part of residents along Meadowmont Lane and W. Barbee Chapel Road regarding the need for bike lanes on both sides of the street versus the lack of parking for residents and their guests along those streets. Bill pointed out that it would take a petition to the Chapel Hill Town Council to change this, and such a request has not been successful in the past, but could be attempted again. Bob suggested that the board ask Bill Webster, Planning and Development Manager for Chapel Hill Parks and Recreation to assess the situation and make a recommendation.

**ACTION:**  
Bob Stoothoff moved, seconded by Rollie Olin, that the MCA approach Bill Webster, Chapel Hill Parks and Recreation, to get input on a “Smart Streets” plan for Meadowmont. The motion was approved unanimously.

*Yard Signage:* In response to a few complaints from residents, Bill raised a question as to whether Meadowmont needed to have yard signage regulation, e.g., how long a sign could be displayed in a yard. Chapel Hill has regulations regarding signs visible from the public right-of-way, and signs taller than 6 feet or with lighting, but signs within a development must comply with the development’s “unified

sign plan,” approved by the town, which Meadowmont does not have. After some discussion, the board agreed that this was not a significant issue in Meadowmont and did not call for action at this time.

*Brunch Bunch:* Bill is covering March Brunch Bunch, and there are volunteers for the other months when the usual organizer is not available.

**GOOD OF THE ORDER** (Curtin)

*Walk, Listen & Wine:* Karen shared a save-the-date announcement from The Walking Classroom, which will host an event in Meadowmont on April 27<sup>th</sup>.

***There being no further business, the meeting was adjourned by acclamation at 9:07 a.m.***

**Next Board Meeting**  
**FRIDAY, April 20, 2018**  
**8:00 a.m.**  
**MCA OFFICE**