

2012 DIRECTORS ATTENDING: Geoff Green, Deborah Ives, Christine Khoury, Doug Mendenhall, Hank Rodenburg, Glenn Wilson STAFF: Bill Ferrell (Manager)

Hank Rodenburg, 2012 MCA Board President called the Meadowmont Community Association's Annual Meeting to order at 7:00pm .

Hank Rodenburg introduced Mr. Phil Purcell, Cedars representative, for a few brief welcoming comments including that this meeting was being broadcast live on the Cedars channel 34 TV.

Mr. Rodenburg made a special presentation to the outgoing MCA Board Secretary, Geoffrey Green, for his two years of service on the board.

Bill Ferrell, Manager, made the final call for election candidates and ballots and receiving none closed the 2013 election.

Debra Ives, Treasurer, presented the 2013 MCA budget and financial overview including discussion of the rationale for the 4.3% dues increase for 2013. The key noted points were: (1) Capital Reserve forecast indicated a need for the association to contribute additional funds annually to meet required future repairs, (2) a fixed revenue stream for past 10 years, (3) residents requesting association to help build a sense of community thru increased events.

Hank Rodenburg presented the 2012 Community Overview that include updates on the following: (1) West Barbee office complex construction site (2) East Barbee and NC 54 Learning Center (daycare) construction site (3) The proposed Rizzo expansion (4) The West Barbee and Weaver Mine Trail corner site for the ARC of Orange County building (5) Meadowmont Village and DRR ownership issues (6) Light Rail Transit updates, and (7) Southwest Durham Drive updates

Bill Ferrell announced the results of the 2013 election and introduced the three new 2013 Meadowmont Community Association Board Members: Karen Curtin, Chuck Paterno, and Hank Rodenburg. They will serve a two year term. He also noted a special thank you to Hantz Sabbrao, Melisa Meager and Tracy Lovelady for their time and effort to run for the 2013 MCA Board.

Christine Khoury, 2012 Vice President, presented the 2013 MCA Board focus report. It included: (1) The enhancement of the Meadow pond area to facilitate community events (2) The focus on building a greater "sense of Community" for Meadowmont (3) To fund the Capital Reserve each year as required by the study (4) Explore options for conducting an event in Meadowmont Village (5) Explore options to relocate the MCA office back inside Meadowmont.

Bill Ferrell conducted a resident input session for questions and answers. Three items were noted: (1) more explanation requested on differentiation of Capital Reserve funding between that for longer term repairs and maintenance and improvements; (2) a request to add more street lights in sections of Meadowmont; (3) that musical entertainment in future events should not emphasize bluegrass (as is done elsewhere in the community).

Hank Rodenburg thanked everyone for attending and closed the meeting at 7:35pm.