

MEMBERS ATTENDING: Karen Curtin, Christine Khoury, Deborah Ives, Doug Mendenhall, Chuck Paterno, Hank Rodenburg, Glen Wilson  
STAFF: Bill Ferrell (Manager)  
GUEST: Robin Clark, Neighborhood Liaison Officer with Community Services Division, CHPD

The meeting was called to order by Hank Rodenburg, president, at 7:58 AM.

**COMMUNITY SECURITY**

In light of a recent neighborhood crime (armed robbery of MM resident in daylight on one of our streets), Officer Clark attended to participate in a Board discussion pointed towards actions we could appropriately take or encourage to improve neighborhood security and safety. Discussion points included:

- **Lighting** – by design alleys did not include streetlights but homes facing them are equipped with external fixtures which currently aren't always on or maintained; the value of motion detectors was discussed.
- **Community Watch** – The MM Neighborhood Watch group is no longer very active, an apparent casualty of complacency in the absence of any significant recent security issues. There is the perception that failure to lock doors and leaving garage doors open is now a common practice, in effect inviting criminals.
- **Door-to-Door Solicitations** – This practice is common in MM and provides an opportunity for would-be thieves to gather background info; Officer Clark reminded all that this is illegal in CH without a permit and police are happy to respond to calls to check out a solicitor and their legitimacy.
- **Re-occurrence risk** – It was noted that this is the first armed robbery (2<sup>nd</sup> gun incident) in MM's history which suggests a low probability. However, Asst. Chief Vereen's experiential data was relayed that successful robberies are generally followed by a repeat incident within 90 days.
- **Surveillance Cameras** – This option has been proposed by a number of neighbors and generated significant discussion:
  - There appears to be limited experience with this in CH but CHPD (Chief Vereen) reports at least one successful installation at an apartment complex which resulted in significant reduction in crime.
  - Officer Clark noted, that while the information that might be obtained could be of great value in identifying potential suspects, the current CHPD process would not likely allow sufficiently rapid evaluation to act on it in time to execute a prosecutable arrest (i.e., stolen items still in possession).
  - Many communities across the country report successful use of cameras as deterrent as well as evidence gathering. However, it was noted resolution is critical as examples of non-useful images which could not definitively identify were given; higher resolution (necessary to get a license number) means higher costs.
  - Privacy concerns are a significant issue; this will likely dictate policies that allow very limited access to archived data (police only?).
  - Some residents feel this directionally would move us towards a protected or "gated" community which they consider undesirable as a lifestyle.
  - Some felt such cameras are not all that effective yet would give the community a false sense of security leading them to be less likely to take other prudent and more meaningful steps to reduce our risks.
  - Previous concerns re any actions we take in the security or safety areas were again raised as to what any implied liability may go with this. It has been suggested by legal experts that we could minimize this risk by consistently articulating a disclaimer to the community that we take no such responsibility nor are we warranting such an outcome by helping them achieve a safe and secure environment. Legal advice will need to be sought to develop suitable wording.
  - Given the importance, likely cost and controversy of any such step, it was suggested that we should consider polling the community once we have some kind of more substantive proposal.

**ACTIONS Requested:** (1) Mr. Ferrell was requested to prepare and communicate a list of prudent actions the Board would request all MM residents to take to lower our risks; (2) Mr. Ferrell was requested to work with historical MM Neighborhood Watch leaders to organize a public safety meeting (at The Cedars?) which could act as the kick-off to a revitalized Neighborhood Watch effort in light of recent crime threats to the community.



It was moved and seconded to explore options and costs for surveillance cameras at MM entrances. The motion passed by a split vote, 4 in favor (CK, DI, DM & CP), 3 against (KC, HR & GW).

Mr. Ferrell was asked to pursue this item.

Officer Clark left the meeting at this point and was thanked by the Board for her participation and useful contributions.

#### **APPROVAL OF MINUTES**



It was moved and seconded to approve the May 2013 board meeting minutes as submitted.  
The motion passed unanimously.

#### **FINANCE REPORT**

Due to the accelerated date of the meeting, there was no financial report available. The April report will be reviewed at the June Board meeting.

#### **MANAGER'S REPORT**

- Common Areas:
  - All are in good condition.
- General Notes:
  - 3 Professional Response kits have now been placed in each of the two CERT lockers. A reset of MM CERT members is underway.
- New MCA office location – Further evaluation by Board members has confirmed the desirability of this space. Some concern was expressed about whether the additional rent (est. ~\$10K/y) is worth it compared to alternative uses; further discussion reaffirmed the majority Board view that the advantages of proximity, visibility in the community and more adequate meeting space as community activities ramp up justified this additional expense (already in budget). Mr. Ferrell is now evaluating a first draft rental agreement while parallel discussions continue on modifications and early lease start/property vacancy rebate.
- Attempts to re-connect with the interim local DDR manager continue to discuss both signage issue & event.
- The trail circumnavigating MM requires work on one short stretch (North-NE of The Cedars) and likely one allowance from UNC to have use of a small piece of their property to complete; budget funds are already allocated to complete.

#### **EVENTS COMMITTEE REPORT**

A recent meeting of prospective volunteers to help on future events attracted 6 motivated volunteers.

Assignment to specific events were agreed and tentative dates discussed:

- Movies (July & August) – Three co-chairs: Michele Varma, Sue Kavanagh, and Kathe Baer. 2 movies being planned.
- Village Event (? October) – Four co-chairs: Trish Murtaugh, Ashley Simmons (Wells Fargo), Gerald Miwa and Mark Roth. Operating assumptions are that DDR will work cooperatively with us (and not insist on prohibitive use charges) and that most of the merchants will participate in a sidewalk sale theme.
- 2<sup>nd</sup> Music Event (? Sept 14) – No lead yet identified, multiple inputs being solicited on music options.
- Yard Sale (14 Sept) – Lead: Nikki Rice. Planning is well underway.
- The Chamber Music Concert Series (? 2014) – Draft proposal circulated last month was not endorsed by full committee and is being re-worked to position as a “focused/neighborhood event”, requiring minimal MCA support.

**ADJOURNMENT:** 9:20 AM

The next board meeting will be held on Friday, July 19, 2013, 8AM at the MCA Office

Respectfully submitted,  
Douglas W. Mendenhall  
Secretary