

**MEADOWMONT COMMUNITY ASSOCIATION (MCA)
BOARD OF DIRECTORS MEETING**

21 NOVEMBER 2014

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Kris Hergert, Deborah Ives, Chuck Paterno, Hank Rodenburg, Bonnie Simms
GUEST: Roger Perry, Declarant, and President, East West Partners Management Company, Inc.
STAFF: Bill Ferrell (Manager)

MINUTES

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

DISCUSSION WITH GUEST (Rodenburg and board members)

Rodenburg invited Roger Perry to open with his position on signage for Meadowmont, as he has to approve any Meadowmont signage and has previously indicated his opposition to roadside “advertising” of the commercial properties. Perry explained that in gaining Town of Chapel Hill approval for the Meadowmont development, he promised an “understated” entrance, which he felt would be inconsistent with the signage he believed we were seeking. Board members responded that the MCA’s interest was not in promoting the Village businesses per se, but rather creating a sense of the Meadowmont community that would be obvious to “outsiders.” Perry’s position was that he will *not* support any kind of commercial signage, but if we wanted to create a marquee-type signage for Meadowmont community events, including those of The Arc, the Y, the Wellness Center, etc., he would not be opposed to that. The board thanked him for this support and said that we would consider whether and how to implement this.

When asked about the “transition,” Perry suggested that if there were still issues to be discussed, we could schedule a special meeting with him and the attorneys to finalize the process. When asked about light rail transit, he noted that he supports LRT, but agrees that the C2 alternatives make more sense than the C1 alternatives.

The discussion with Perry ended at 8:30 and the board resumed its regular monthly meeting format.

There being no objection, the minutes of the October MCA Board meeting, held on October 17, 2014, were approved by acclamation with one change suggested by Rodenburg.

FINANCE REPORT (Deb Ives, Treasurer; Bill Ferrell)

Deb Ives noted, as in previous meetings, that some items were lower than anticipated (for example, increased rain lowered watering and landscaping costs) and some were higher (e.g., fountain maintenance), balancing out.

ACTION:

Deb Ives moved, seconded by Bonnie Simms, that the *October treasurer’s report be accepted*. The motion was approved unanimously.

2015 MCA BUDGET (Ferrell)

Ferrell quickly reviewed budget lines, noting that we now pretty much have a fixed revenue stream. The expense of maintaining the fountains led the board to suggest that, in presenting the MCA budget at the

Annual Meeting, we should note that we will be addressing the fountain issue and whether to continue to maintain the water fountains or to reconfigure them into a more manageable landscape item.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *the proposed 2015 budget be accepted*. The motion was approved unanimously.

2014 EVENTS COMMITTEE (Karen Curtin, Committee Chair)

Karen Curtin reported that preliminary dates have been selected for three 2015 gazebo events (larger groups) and two Village events. Various ideas for event promotion are being discussed.

MANAGER'S REPORT (Ferrell)

Ferrell circulated and reviewed his monthly updates that included:

- **COMMON AREAS:** Winter structure tree pruning and some tree replacement, otherwise minimal work expected for the rest of the year.
- **CONSTRUCTION:** Minimal issues or complaints re Rizzo expansion, two new homes occupied and three still under construction, no site work or timeline yet for Murray Hill.
- **OUT OF OFFICE:** Ferrell will be out of the country for 11 days in December, with Nancy Largent covering the office on a specific schedule.

Also noted:

- **OFFICE EQUIPMENT:** A new computer system has been purchased and will be set up.
- **DECLARANT TRANSITION AND BY-LAWS REVIEW:** Progressing; we should be able to sign off on this shortly.
- **LIGHT RAIL TRANSIT:** Ferrell reported that he learned at the November 18th meeting at the Friday Center that there is a new C1 option that would specifically negatively impact four Iron Mountain homes.
- **2015 BOARD ELECTION:** There are four candidates for the three open seats.
- **TRI-CITY MEDICAL BUILDING:** Limited information is available for a new building at the corner of East Barbee Chapel Road and Highway 54, across from the Meadowmont.

GOOD OF THE ORDER (Rodenburg)

Rodenburg acknowledged the departure of board member Chuck Paterno, with the board thanking him for seven years of contribution to the MCA's work.

There being no further business, the meeting was adjourned by acclamation at 9:30 a.m.

