

DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Deborah Ives, Christine Khoury, Hank Rodenburg, Bonnie Simms
STAFF: Bill Ferrell (Manager)

MINUTES

Hank Rodenburg, MCA Board President, convened the meeting at 8:01 a.m.

There being no objection, the minutes of the September MCA Board meeting, held on September 19, 2014, were approved by acclamation.

FINANCE REPORT (Deb Ives, Treasurer; Bill Ferrell)

Deb Ives reported that, although revenues are currently ahead of expenses, there will be some significant expenses during the fourth quarter so that we continue to remain on budget.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *the September treasurer's report be accepted*. The motion was approved unanimously.

MANAGER'S REPORT (Ferrell)

Bill Ferrell circulated and reviewed his updates that included:

- **COMMON AREAS:** Annual fall flower rotation will begin on October 21 and will include two additional sites, at the East Barbee corners. Both fountains will be closed down, drained, and winterized within the next several weeks.
- **CONSTRUCTION:** Minimal issues or complaints re Rizzo expansion, five houses under construction, and one Murray Hill unit rumored to be under contract.
- **CONCERN:** Land at the far end of Meadowmont Lane, beyond the barrier, is showing erosion; it is not clear whether this is Meadowmont or Town of Chapel Hill property. Ferrell has asked the Town to evaluate the condition of the land.
- **OFFICE EQUIPMENT:** Ferrell is getting proposals for a new computer system purchase.
- **DECLARANT TRANSITION AND BY-LAWS REVIEW:** No updates.

There was brief discussion of some other issues:

- **MEETINGS:** Ferrell reminded the board that we had decided to attend the November (15th) Brunch Bunch to help focus attendees about C1 vs. C2 Light Rail Transit proposals. This will be prior to the wider community meeting sponsored "Our Transit Future," to take place on November 18th at the Friday Center (4 to 7 pm drop-in). Rodenburg shared a draft of notes that he had prepared for circulation at the November Brunch Bunch, along with stickers and buttons; some edits were suggested for the hand-out. Bonnie Simms said she would go to the October Brunch Bunch and talk with participants at that time also.
- **LANDSCAPING:** Ferrell has raised for future discussion whether we should consider replacing the expensive twice yearly flower rotation (approximately \$26,000/year) with a planting of more permanent grasses/plants.

- **CEDARS LUNCH:** Board members have been invited to lunch at the Cedars at noon on Monday, November 10, to meet and discuss various topics of mutual interest with Cedars staff and select residents.

2014 EVENTS COMMITTEE (Karen Curtin, Committee Chair)

Karen Curtin provided a brief recap of the committee's recent meeting to review this year's activities and plan for next year. There are five music events planned for 2015—three larger groups, at the Gazebo, and two smaller events in the Village—and no movies.

2015 MCA BUDGET (Ferrell)

Ferrell reviewed the draft budget and responded to informational questions relating to: (1) the determination of fees for the various commercial properties—UNC Health Care, DDR, banks, etc., (2) attorney fees; (3) staff; (4) Capital Reserve Fund. There has been no major deviation between 2014 budgeted and actual, and no major changes expected between the 2014 and 2015 budgets. Ferrell will finalize the budget and bring it back to the board for a vote in November.

EXECUTIVE SESSION (Rodenburg)

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *the board adjourn to Executive Session* for a personnel review. The motion was approved unanimously.

ACTION:

Deb Ives moved, seconded by Christine Khoury, that *the board renew the contract of the MCA manager, Bill Ferrell, with a 3% increase in salary.* The motion was approved unanimously.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *the board adjourn from its Executive Session.* The motion was approved unanimously.

NEW BUSINESS (Rodenburg and others)

- **"MEADOWMONT MAGAZINE":** There was a brief update by Rodenburg and Laurel Files of the meeting they (and a few others) attended with representatives of n2 Publishing, which plans to produce and mail to residents a "community magazine" for Meadowmont. This effort is entirely independent of the MCA, and is a for-profit business enterprise supported by advertising. It was felt by the board that such a publication would probably be of interest to residents, and that we (especially Nancy Largent, our marketing assistant) should work with the magazine to assure that we are comfortable with the product.
- **INVITING DECLARANT (ROGER PERRY) TO BOARD MEETING:** It was agreed to invite Roger Perry, president of East West Partners Management Company, Inc. and developer of Meadowmont, to the November MCA meeting to discuss signage and other topics of mutual interest.
- **CHRISTINE KHOURY RESIGNATION:** Christine Khoury announced that she will be leaving Meadowmont and thus would be resigning from the MCA Board, effective immediately. There was a brief discussion of her replacement, focused on the candidate next up in the most recent past (2014) election.

ACTION:

Deb Ives moved, seconded by Karen Curtin, that *the board accept Christine Khoury's resignation with regret and thanks for her contributions, and appoint Kris Hergert, 1223 Pinehurst Drive, to the unexpired portion of her term (until the 2016 election).* The motion was approved unanimously.

- **ANNUAL MEETING**

ACTION:

Karen Curtin moved, seconded by Deb Ives, that *the Meadowmont Community Association's Annual Meeting be held at 7 pm on Thursday, January 22, 2015, at the Cedars Community Room, located in Orange County, North Carolina.* The motion was approved unanimously.

There being no further business, the meeting was adjourned by acclamation at 9:32 a.m.

NEXT MEETING
Friday, November 21, 2014
8:00 a.m.
MCA Office