

# MEADOWMONT COMMUNITY ASSOCIATION (MCA)

## BOARD OF DIRECTORS MEETING

26 OCTOBER 2017

**DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Kris Hergert, Rollie Olin, Bonnie Simms, Bob Stoothoff

**STAFF:** Bill Ferrell (Manager)

### MINUTES

Karen Curtin, MCA President, convened the meeting at 8:00 a.m.

#### RESIDENT FORUM (Curtin, President)

Three Summit Park residents (Doug Mendenhall, Mary Alice Eckman, and Jit Trivedi) appeared before the board to share and explain their position regarding the future of the two Meadowmont-owned fountains located within Summit Park. There was no discussion between the residents and the MCA Board members; the residents' comments will provide further input for the board's discussion of this issue.

#### APPROVAL OF MINUTES (Curtin, President)

The board approved the September Board of Directors minutes by acclamation.

#### FINANCIALS (Bill Ferrell, Manager)

*September Financial Report:* Bill Ferrell noted that certain expected capital expenses have not occurred as anticipated in 2017. It was recommended to place these noted funds into the Capital Reserve Account in November 2017.

#### ACTION:

Bonnie Simms moved, seconded by Kris Hergert, that the *September treasurer's report be accepted*. The motion was approved unanimously.

*Audit RFP Update:* Bill Ferrell reported that Blackman & Sloop had provided an estimate for audit and tax work for the calendar year 2017, which had been reviewed by Debra Ives, treasurer, and himself.

#### ACTION:

Kris Hergert moved, seconded by Bob Stoothoff, that, as recommended by the MCA 2017 treasurer, the Meadowmont Community Association approve the *hiring of Blackman & Sloop, certified public accountants, to conduct the MCA's 2017 audit and filing of all related tax forms at the submitted estimated fee of \$6,500-\$7,500*. The motion was approved unanimously.

*2018 Draft Budget:* Bill shared his first draft of the 2018 MCA budget. He noted that revenues would hold steady. He pointed out that, at the board's request, he has begun to break down Line 5405 (Common Area Maintenance) to provide more detail, distinguishing among expenses, for example, for plantings and pine straw, trees, playgrounds, snow and ice. He had a question as to Line 5420 (Oval

and Circle Parks Fountain Repair and Maintenance) because of the uncertainty of the future of the fountains. It was recommended that this item remain at the current budget level for now.

#### **MCA FOUNTAINS IN SUMMIT PARK** (Curtin)

In a recent meeting with Charlie Feuss, Summit Park Board President, Karen Curtin and Kris Hergert indicated that several of the changes proposed to the draft Fountains Agreement between the MCA Board and the Summit Park Board were unacceptable. To date, the boards have not signed off on an agreement. Karen and Kris will be scheduling a meeting with Charlie following the board meeting to continue discussion on the fountain situation, including the possibility of MCA converting the offline fountain (Oval Park) and continuing to operate the online fountain (Circle Park) at the current budgeted amount for both fountains.

#### **2018 EVENTS** (Rollie Olin, Events Committee Chair)

Rollie Olin reported that the two big bands have been booked for the Gazebo (Smile for May, and Coconut Groove for September), and three of six small groups have been booked for the Village (May – October). Only Burger is being explored as food truck for one of the Gazebo events, and possibly American Meltdown for the other.

#### **MANAGER'S REPORT** (Ferrell)

*Greenway Trails:* Bill circulated proposals for sealing the cracks on the Greenway Trails (\$9,000) and resealing the entire surface of the trails (\$9,800). It was agreed to address only the cracks this year (late November).

##### **ACTION:**

Rollie Olin moved, seconded by Bob Stoothoff, that the board secure seal coating services to *seal the Greenway Trails cracks* this year. The motion was approved unanimously.

*Annual Meeting:*

##### **ACTION:**

Kris Hergert moved, seconded by Laurel Files, that the *Meadowmont Community Association conduct its Annual Meeting on Thursday, January 18, 2018*. The motion was approved unanimously.

The Annual Meeting will be located in the Cedars Community Room from 7:00 p.m. to 8 p.m.

*Manager's Notes:*

Bill circulated a written summary report with brief updates on common areas:

- Circle fountain is shutting on and off; repair and testing are taking place.
- *Under Pressure* will provide a bid to relocate/replace irrigation lines/heads in Summit Park.
- Fall flower plantings have been completed; minor street tree work is still to be completed.

Bill's general notes included:

- New home construction at corner of Sprunt and Old Barn is in progress.

- Bell Meadowmont apartments is redoing roofs and seeking MCA ARC approval to repaint to new colors.
- Chapel Hill Police have not yet increased their speed enforcement on Meadowmont Lane; requests continue to be made.

**GOOD OF THE ORDER** (Ferrell)

Nothing additional

*There being no further business, the meeting was adjourned by acclamation at 9:40 a.m.*

Next Board Meeting  
**THURSDAY, November 16, 2017**  
8:00 a.m.  
MCA Office