

# MEADOWMONT COMMUNITY ASSOCIATION (MCA)

## BOARD OF DIRECTORS MEETING

19 NOVEMBER 2018

**DIRECTORS ATTENDING:** Karen Curtin, Erika Haydon, Debra Ives, Rollie Olin, Bonnie Simms, Bob Stoothoff  
**STAFF:** Bill Ferrell (Manager)

### MINUTES

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

#### **APPROVAL OF MINUTES** (Curtin)

The board approved, by acclamation, the October Board of Directors minutes.

#### **FINANCIALS** (Debra Ives, Treasurer)

Debra Ives presented and reviewed the October 2018 financial report.

##### **ACTION:**

Debra Ives moved, seconded by Bob Stoothoff, that the *October treasurer's report be accepted*. The motion was approved unanimously.

Debra reported that the MCA has not renewed two CDs with North State Bank. Instead, these were cashed out and the funds placed into a new CD with Sun Trust Bank, at a significantly higher rate.

##### **ACTION:**

Debra Ives moved, seconded by Bob Stoothoff, that the *MCA engage Blackman & Sloop, CPA to conduct the 2018 audit and tax returns at a price of \$7,750*. The motion was approved unanimously.

#### **2019 MCA BUDGET** (Ives)

Debra presented the 2019 budget, followed by discussion.

##### **ACTION:**

Bob Stoothoff moved, seconded by Bonnie Simms, that the *2019 MCA operating budget be approved as submitted*. The motion was approved unanimously.

#### **OFFICE LEASE** (Curtin)

The proposed new 5-year office lease with Trinity Partners for MCA to remain in the current location, effective April 1, 2019, was presented and reviewed.

##### **ACTION:**

Bonnie Simms moved, seconded by Bob Stoothoff, that the *5-year lease agreement between MCA and Trinity Partners be approved as submitted*. The motion was approved unanimously.

**MANAGER’S REPORT (Ferrell)**

Bill Ferrell noted the following:

- The 2019 board election has three qualified candidates as of this date. The nomination period ends at noon on November 21, 2018.
- The repair of the leaning pond wall is being hampered by the Town of Chapel Hill’s new storm water requirements and new permit rules. However, the repair is still on track for completion in December, although the cost will increase by at least \$3,000.
- A special thank you to Yvonne Mendenhall for her 14 years leading Brunch Bunch will be held on Saturday, November 17, at Café Carolina during Brunch Bunch.

**NEW BUSINESS (Curtin)**

**ACTION:**

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

The board reviewed and agreed to a revised version of the manager’s proposed 2019 performance objectives. This included a new objective to establish and work with board-approved committees to provide input on events, finance, and landscaping. An Events Committee already exists, with Rollie Olin and Laurel Files as board participants.

**ACTION:**

Bonnie Simms moved, seconded by Debra Ives that the board establish Finance, and Landscaping, Committees to work with the manager. The motion was approved unanimously.

Bob Stoothoff and Debra Ives agreed to participate on the Finance Committee, and Erika Haydon and Bonnie Simms agreed to participate on the Landscaping Committee.

No action was required on the manager’s employment contract since it extends through November 30, 2019.

**ACTION:**

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

**GOOD OF THE ORDER**

Rollie Olin reported that there would be two “big band” events at the Gazebo in 2019: *SMILE* on May 18 and *CHARLIE* on September 14. In addition, six First Friday smaller groups will be scheduled in the Village, April through September.

*There being no further business, the meeting was adjourned by acclamation at 8:40 a.m.*

**\*\* THERE IS NO DECEMBER BOARD MEETING SCHEDULED \*\***

**Next Board Meeting**  
**THURSDAY, *January 17, 2019***  
***Immediately following Annual Meeting***  
**Cedars Community Room**