

DIRECTORS ATTENDING: Laurel Files, Bill Freeman, Erika Haydon, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

Bob Stoothoff, President, convened the meeting at 8:00 a.m.

APPROVAL OF MINUTES (Stoothoff)

The board approved, by acclamation, the corrected April Board of Directors meeting minutes.

FINANCIALS (Ferrell for Debra Ives, Treasurer)

Bill Ferrell highlighted a few items on the report: Playground mulch and safety expense was a little higher than expected because of new mulch requirements. Street tree care (Myatt) is pretty much on budget. Past due accounts over 30 days reflect a seasonal pattern, and are all commercial properties. He noted that when the MCA's CDs at North State mature, he and Debra will be looking for another bank with a higher interest rate; we are already maxed out at SunTrust.

ACTION:

Bill Freeman moved, seconded by Erika Haydon, that the *April treasurer's report be accepted*. The motion was approved unanimously.

COMMITTEE REPORTS

LANDSCAPING (Hayden and Simms, Co-Chairs)

Erika Haydon reported that she and Bonnie Simms have been reviewing with Bob the landscaping contract with Myatt, in particular the specification of scope of work. They felt that some areas of coverage needed to be clarified, e.g., what comprises walks and gutters. They suggested that greenways should to be added to the walks and gutters section of the Myatt contract, and this was supported by the board. Bob was concerned about sand on the pathways and whether it was clear to Myatt that this was their responsibility. Bill noted that there is a new on-site manager, and this may simply have been overlooked.

FINANCE (Ives and Stoothoff, Co-Chairs)

Bob reported that the updated capital reserve study to be conducted by Criterium-Giles Engineers would take place in June. The previous study was done in 2016, so this is a little earlier than the conventional time for an update. However, there are items that were not previously included in the scope of the study—e.g., trees, plantings, extent of work that may be needed for adequate wall maintenance—that need to be added at this time for an effective long-range operating budget. Cost of the study will be \$2400.

SCOPE OF JOB/MISSION (Freeman and Stoothoff, Co-Chairs)

Bob reported that a revised mission statement, and a statement of board member responsibilities will be brought to the June board meeting.

EVENTS (Files, for Rollie Olin, Chair)

Laurel reported the various preparations being made to celebrate the 20th birthday of Meadowmont on the June 7 First Friday event in the Village. A Happy Birthday banner will be placed at the main entrance to Meadowmont (Meadowmont Lane); two balloon “arches” will be placed on each side of the path crossing the center lawn in the Village, where Pick Fillet will perform. This will be a jam session and all PR will invite people to come with instruments and perform with the group; Rollie will hand out sheet music to participants. There will be cupcakes with green icing for the first 100 attendees, as well as green Meadowmont glow bracelets.

MANAGER’S REPORT (Ferrell)

Bill noted the following:

- Trail repair on the section of the Meadowmont trail along Rt. 54, alongside the Hilltop 700 Building, is scheduled to begin in June, or sooner.
- Pond aerators (2) will be removed (temporarily) after Memorial Day for rebuilding.
- A homeowner in violation and noncompliance with an MCA ARC ruling has been invited to attend and present his reason(s) for noncompliance at the June board meeting. Board discussion will take place subsequent to his appearance.

NEW BUSINESS

SHORT-TERM RENTALS (Stoothoff)

Bob reported that a “vague inquiry” from a realtor regarding MCA policy with regard to Airbnb rentals prompted him to add this item to the agenda. While Bill noted that it was likely that such rentals were already taking place in Meadowmont, there have been no complaints. He added that Chapel Hill has specific regulations regarding short-term rentals. Bob noted that Summit Park has regulations that address (and restrict) this, and Laurel noted that Hilltop is considering similar regulations. For now, the discussion was tabled, with the caveat that we need to develop a response that would be provided to realtors who had clients who made inquiries about what was allowed.

GOOD OF THE ORDER

Nothing.

There being no further business, the meeting was adjourned by acclamation at 9:00 a.m.

Next Board Meeting
Friday, June 14, 2019
8-10 a.m.
MCA Office