

DIRECTORS ATTENDING: Laurel Files, Erika Haydon, Debra Ives, Bonnie Simms, Bob Stoothoff
STAFF: Bill Ferrell (Manager)

MINUTES

Bob Stoothoff, President, convened the meeting at 7:58 a.m.

APPROVAL OF MINUTES (Stoothoff)

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

FINANCIALS (Debra Ives, Treasurer; Bill Ferrell, Manager)

- Debra Ives and Bill Ferrell reported that the current statement accurately reflected expected expenses, and the budget was on track.

ACTION:

Debra Ives moved, seconded by Bonnie Simms, that the *June treasurer's report be accepted*. The motion was approved unanimously.

- Bill Ferrell noted that the Fed had dropped interest rates. There was board consensus for putting \$50,000 in a six-month, 1.85% CD at Wells Fargo Bank.

CAPITAL RESERVE (Debra Ives, Treasurer)

Debra reported that Bob Stoothoff and Bill Ferrell had discussed with Robert Giles (Criterium-Giles Engineering) the revised draft of the new capital reserve study. Expense projections have been grouped into major categories (site improvements, gazebo, mechanical/electrical/plumbing systems, playground equipment) to facilitate review of year-by-year projections, which were shared with the board. The committee will prepare its final capital reserve proposal for the Finance Committee, which will then be forwarded to the board for discussion at the board's next meeting.

COMMITTEE REPORTS

BOARD RESPONSIBILITIES (Freeman and Stoothoff, Co-Chairs)

reported that the MCA's attorney, Jim Slaughter, had reviewed the committee's proposed statements of MCA board member general responsibilities, and MCA officers' responsibilities. Jim Slaughter indicated that the statements accurately reflected what the board was empowered to do, but he recommended that the statements not be so specific as to restrict flexibility. The committee will proceed with preparing a final proposal that reflects the board's input.

LANDSCAPING (Haydon and Simms, Co-Chairs)

Erika Haydon reported that the committee had received and was reviewing a new Myatt proposal. Bill observed that the 3% annual increase for each year of a proposed 2-year contract was in line with the current market. Bill also noted that Myatt's first replacement for site manager had not worked out and he was currently working with a new site manager, but Ryan Kimbro (Myatt's Maintenance Division Manager) was working with the new manager. Bill also met with Ryan re Myatt's bid to replace aging landscaping next year.

EVENTS (Bill Ferrell for Rollie Olin, Chair)

Bill provided a quick update of music events: The *Pick Filet* music event scheduled for June 7th was rescheduled to June 21st because of bad weather; the event, which also celebrated Meadowmont's birthday, had a strong turnout. The Jon Shain event on July 5th was enjoyed until it was rained out after 40 minutes. Upcoming First Friday events are *Too Much Fun* on August 2nd, and *Far From Done* on September 6th. *CHARLIE* is the last event for 2019 on Saturday, September 14th, at the Gazebo, with the Bandito Taco Trailer food truck.

MANAGER'S REPORT (Ferrell)

Bill's report included the following:

- A new *basketball stand* has been ordered and is scheduled to be installed in Parkridge Park on or about August 2nd.
- Bartlett Tree Experts is doing assessments on several *stressed street trees* and an evaluation of the *tree conditions/safety* in our buffer zone next to 1024 Pinehurst. Several older and now dying evergreen trees along the Pinehurst pond area were removed.
- Both *fountains* are operating, although the heat is impacting water quality/look.
- Bill held a meeting with the principal of Rashkis on June 27th to review the Town's proposed work schedule for *Meadowmont Lane Street redesign work* and its likely impact on school and local traffic. Her concerns were the timeline with regard to the school opening date, and how the new left turn will function. (Subsequent to the board meeting, Bill learned that work is expected to begin the week of August 5th and to take two or three days; if delayed, work will be scheduled after the school day starts and stop before the school day ends. Although the overall project costs have increased, the Meadowmont contribution will remain at the agreed-upon \$7,600.)
- The Planning & Development Services staff of Chapel Hill is scheduled to conduct a *walking tour of Meadowmont neighborhoods* on July 26th, beginning at 9 a.m. Bill will walk with them to help define our community.
- There were reports of an aggressive male (age 60s) in Meadowmont last weekend, possibly a resident, who was yelling at residents and using foul language. The Chapel Hill Police were notified and they are seeking more information.

NEIGHBORHOOD FEEDBACK—PARKRIDGE BASKETBALL STAND (Stoothoff)

Bob opened a discussion of the various emails he had received and shared with the board regarding the removal of the portable basketball stand in the Parkridge Avenue loop. The board agreed that the issues involved had to do with the both the decision and the implementation of that decision. It was noted that the board's decision to remove the Parkridge stand was directly related to its decision

regarding the basketball stand on Spaight Alley, and these decisions were grounded in both Meadowmont guidelines and the fact that these are public streets controlled by the Town of Chapel Hill. Specifically, Chapel Hill does not allow such goals in its streets, and the Meadowmont rules mirror that policy. However, board members agreed that the chain of events initiated by the complaint of a Spaight Alley resident and proceeding then to the two basketball stand decisions could have been more clearly announced by the board and better communicated to the residents of the Parkridge Avenue loop. It was agreed that a letter would be sent to the residents of the Parkridge Avenue loop by Bob, on behalf of the board, explaining the entire process and the fact that the board had directed the Meadowmont manager, Bill Ferrell, to carry out this decision.

GOOD OF THE ORDER

Nothing.

There being no further business, the meeting was adjourned by acclamation at 9:04 a.m.

Next Board Meeting
Friday, August 16, 2019
TO BE DETERMINED IF NEEDED
8 a.m.
MCA Office