

# MEADOWMONT COMMUNITY ASSOCIATION (MCA)

## BOARD OF DIRECTORS MEETING

22 NOVEMBER 2019

**DIRECTORS ATTENDING:** Laurel Files, Bill Freeman, Erika Hayden, Rollie Olin, Bonnie Simms, Bob Stoothoff  
**STAFF:** Bill Ferrell (Manager)

### MINUTES

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

#### EMAIL MOTION (Bob Stoothoff)

Bob reported that, in the interim between the October and November board meetings, the board held an email vote to set the date, place, and time of the MCA Annual Meeting.

#### **ACTION:**

Debra Ives moved, seconded by Laurel Files, that the *Meadowmont Community Association conduct its Annual Meeting on Thursday, January 16, 2020.*  
The location will be in the Cedars Community Room, from 7:00 pm to 8:00 pm.

#### APPROVAL OF MINUTES (Bob Stoothoff)

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

#### FINANCIALS (Bill Ferrell, Manager, for Debra Ives, Treasurer)

- *October Financial Report:* Bill Ferrell reported that there are still some commercial properties behind in fees, but he expects them all to catch up by the end of the year. He noted no major surprises, observing that a transfer of funds from the Capital Reserve Fund covered recent landscaping expenses. With regard to revenue, Bob observed that, although not broken out in the report, CDs earn income that is reflected in the value of the CD.

#### **ACTION:**

Bonnie Simms moved, seconded by Erika Haydon, that the *October treasurer's report be accepted.* The motion was approved unanimously.

- *2020 Budget:* Bill had previously circulated the final proposed MCA 2020 budget. There was positive feedback at the meeting on the updated format that included 2020 Estimated Actual income and expenses alongside the proposed 2020 figures, with each further broken down by line item into Estimated Operating Expense, Capital Reserve Activity, and Total Estimated Actual Expenses and proposed 2020 budgeted expenses. The format also included Capital Reserve Fund Activity Summary, and a summary of landscaping expenses by line item. The budget included a 3% increase in dues (\$127/quarter, \$508 annual)—which reflects a projected 3% increase in operating expenses (contracts and related costs).

**ACTION:**

Rollie Olin moved, seconded by Bonnie Simms, that the *proposed 2020 MCA Budget be accepted*. The motion was approved unanimously.

- *2020 Dues Increase Notice to Owners*: Bill Ferrell shared drafts of notices of the 2020 dues increase to be sent to homeowners and to commercial properties. Erika suggested that the notice also include the fact that the board last raised dues in 2017 and before that seven years without an increase. Homeowners provide 44% of the MCA revenue.

**2020 BOARD ELECTION UPDATE:** (Bill Ferrell)

Bill Ferrell reported that there were four candidates for four vacant seats on the board, and he shared their brief biographies, which will be sent to all Meadowmont owners. Although none of the seats is contested, it is important that a minimum of 344 is cast to meet the quorum requirement of the MCA Bylaws. Election results are announced at the MCA Annual Meeting.

**SHORT-TERM RENTALS** (Bob Stoothoff)

Bob reported on the most recent meeting of the Town of Chapel Hill's Short-Term Rental Task Force, which he had attended. He noted that the task force will be developing rules that will primarily affect investor-owned properties, and will present their recommendations to the Town Council for its consideration. The task force is taking into account property owner rights, safety, and neighborhood impact, among other considerations.

**BOARD MEMBER APPOINTMENT** (Bill Ferrell)

Bill brought forward for the board's consideration the nomination of Karen Powers (Meadowmont Lane) to complete the remainder of Bill Freeman's term (until January 2021), since Bill has resigned from the board effective at the end of this November board meeting.

**ACTION:**

Laurel Files moved, seconded by Rollie Olin, that *Karen Powers be appointed to complete the board term of Bill Freeman*. The motion was approved unanimously.

**BOARD MEMBER RECOGNITION** (Stoothoff)

Bob formally recognized retiring board members Bill Freeman, Erika Haydon, Debra Ives, and Bonnie Simms, thanking them for their contributions to the MCA Board and the Meadowmont community.

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

Bill first shared the agreed-upon manager's general priorities and 2020 performance objectives (that track closely with the manager's job description). The previously distributed written copy of his report included an update on *landscaping*, and *trail repair*, as well as maintenance of the *two fountains* in Summit Park. He also summarized Architectural Review Committee activity for 2019, the completion of Meadowmont Lane striping, and status of the MCA office upgrade.

There was then considerable discussion of the *proposed New Construction by Craig David Properties in Meadowmont Village*, as Bill, Bob, and Rollie had all attended the first public meeting held on this proposal. The first thing that will need to happen is for the Town to approve a change in zoning to commercial for the proposed site. The consensus of board members was that the primary concerns of

the Meadowmont community and the MCA are the proposal's impact on: (1) *water drainage*, especially to the MCA's large Meadow retention pond, on the downside of the proposed construction; (2) *parking*, since there appears to be a projected loss of 100 current parking spaces behind the 400 Building, concurrent with the addition of possibly several hundred spaces needed for projected clients and residents of the new building, (3) *optics*, since the development group has indicated a minimum nine-story building to make the project financially feasible; and (4) *possible loss of impermeable space allotment* currently available to The Cedars, which is anticipated now for possible future expansion of The Cedars.

**NEW BUSINESS** (Stoothoff)

None.

***There being no further business, the meeting was adjourned by acclamation at 9:15 a.m.***

**Next Board Meeting**  
***Thursday, January 16, 2020***  
***8:15 p.m.***  
***Following the MCA Annual Meeting***