

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

28 FEBRUARY 2020

DIRECTORS ATTENDING: Laurel Files, Gerald Miwa, Rollie Olin, Karen Powers, Bob Rechholtz, Bob Stoothoff, Tom Thornburg
STAFF: Bill Ferrell (Manager)

MINUTES

Bob Stoothoff, President, convened the meeting at 7:57 a.m., and welcomed the four newly elected members.

APPROVAL OF MINUTES (Stoothoff)

The board approved, by acclamation, the January Annual Meeting minutes and the January Board of Directors meeting minutes.

FINANCIALS (Tom Thornburg, Treasurer)

- *January 2020 Financial Report:* Tom Thornburg reviewed the January financial statement, with the following comments: (1) Income was lower than budgeted for the month because of delay in receiving several fees; (2) Expenditures were higher than budgeted because of the extensive tree pruning that needed to be done, plus the annual transfer of funds to cash reserve that was made earlier than usual; (3) In general, arrears are low. There was a brief informational discussion of the cash reserve.

ACTION:

Rollie Olin moved, seconded by Gerald Miwa, that the *January treasurer's report be accepted*. The motion was approved unanimously.

- *2019 Audit:* Tom reported that he and Bill Ferrell had reviewed the final draft of Blackman & Sloop's audit for the association, which he will discuss in detail at a future meeting.
- *Wells Fargo CD:* Tom noted that the Wells Fargo CD (\$50,000) is coming due, and the Finance Committee will discuss whether to renew it with Wells Fargo or consider other alternatives.

COMMITTEE REPORTS

LANDSCAPING (Gerald Miwa, Chair)

Gerald Miwa reported that he and Bill had toured the Meadowmont grounds so that he (Gerald) would see the big picture with regard to MCA's landscaping responsibilities. He noted that he sees the role of the committee to develop short-term (annual) and long-term (5 to 10 years) landscaping budget plans, in particular replacing current plantings/trees as needed with replacements that are consistent with our

climate. He also indicated that Gary Barnes, a Meadowmont resident with considerable gardening experience, will serve on the committee.

EVENTS (Rollie Olin, Chair)

Rollie Olin reported that the schedule for six First Friday Events in the Meadowmont Village has been finalized:

- April 3: *Northgate Jams & You*
- May 1: *Triangle Jazz Orchestra*
- June 5: *Far From Done*
- July 10: *Jon Shain*
- August 7: *Too Much Fun*
- September 11: *Beauty Operators*

He also noted that one of these events will be a “jam,” and he hopes to encourage audience participation—both with instruments and singing.

OLD BUSINESS (Stoothoff)

BOARD RESPONSIBILITY GUIDELINES

Bob shared the final outline of the previously discussed board member and officers’ responsibilities—“designed to highlight but not supplant those defined in the MCA By-Laws and Covenants.” He noted that this is to be an internal document.

ACTION:

Karen Powers moved, seconded by Bob Rechholtz, that the board *adopt the proposed outline of Meadowmont Community Association’s Board Member Responsibilities, and Officers’ Responsibilities*. The motion was approved unanimously.

SHORT-TERM RENTALS: NEXT STEPS

Bob reported that the Town Council task force was preparing a report to the council with recommendations for short-term rentals of properties owned by investors; the council will separately consider policy for short-term rentals of owner-occupied property. MCA does not need to take any action at this point; Summit Park HOA already has a policy, and Hilltop HOA is currently finalizing policy.

NEW BUSINESS (Stoothoff)

COMMUNITY RELATIONS: NEW COMMITTEE

Bob noted that he, vice president Karen Powers, and Bill frequently act as an “early response team” when community issues arise, especially when immediate responses to the community need to happen, e.g., the recent situation regarding police announcements of “incidents.” He and Karen suggested that rather than continuing with this informal arrangement, it might be more effective to create a formal community relations committee. After some discussion, it was decided that Bob and Karen would develop a proposal for the board, specifying the purpose and responsibilities of such a committee.

INTRANET COMMUNICATION WITH MEADOWMONT RESIDENTS (Bill Ferrell, Manager)

Bill raised the issue of how the board might more effectively communicate with Meadowmont residents. He noted the various vehicles we currently use, viz., website, intranet, iContact email. The problem is that not all residents are aware of these means of communication, and he was considering whether the MCA should invest his time, and MCA money, for a mailing to the 1000+ residents. No decision was taken.

PROPOSED BELLA VISTA DEVELOPMENT

Karen Powers shared a memo to the board from the Meadowmont Architectural Review Committee outlining several issues and impacts on the Meadowmont community that are of concern to the committee regarding the proposed Bella Vista Development. This include: size/scale of the proposed building, architectural design (not yet shared), increased traffic, exacerbated parking problems, and storm water runoff/damage to greenway trail, pond, and dam. The board discussed the issues and the need for the board to state a position regarding the development.

ACTION:

Rollie Olin moved, seconded by Bob Rechholtz, that the board *formally state its support of development of the available property on West Barbee Chapel Road, but its opposition to the Bella Vista Development as currently proposed.* The motion was approved unanimously.

MANAGER’S REPORT (Ferrell)

Bill’s previously circulated monthly report included street tree mulching (delayed because of weather), completion of street tree pruning, recent storm damage to street trees, fountain contract, playground safety mulching and annual safety inspections, repaving of greenway trail to be scheduled, repair of 600’ of fencing between the Oaks and Pinehurst homes. There were no questions.

GOOD OF THE ORDER

Nothing

There being no further business, the meeting was adjourned by acclamation at 9:17 a.m.

Next Board Meeting
FRIDAY, March 20, 2020
8:00 a.m.
MCA Office