

**MEADOWMONT COMMUNITY ASSOCIATION (MCA)  
BOARD OF DIRECTORS MEETING**

**25 APRIL 2014**

**2014 DIRECTORS ATTENDING:** Karen Curtin, Laurel Files, Deborah Ives, Christine Khoury, Chuck Paterno, Hank Rodenburg, Glenn Wilson.  
**STAFF:** Bill Ferrell (Manager)

**MINUTES**

Hank Rodenburg, MCA Board President, convened the meeting at 8:00 a.m.

*Meadowmont homeowner Amir Khandani (177 Weaver Mine Trail and 203 Faison Road) had previously requested an opportunity to appear before the MCA Board. This request was granted and, as provided by Board policy, a maximum of five minutes was set aside at the start of the meeting for this purpose. As it turned out, Dr. Khandani was unable to attend, but Bobby and Missy Speir, renters of 177 Weaver Mine Trail, attended in his place. The Speirs wanted the board to be aware of an incident that took place on April 12, 2014, when a man in a hoodie was seen in their backyard late at night by a neighbor, who called the police and let the Speirs know what was seen. The man fled by the time the police arrived. Board members had a few questions, and information about police patrols and Neighborhood Watch was shared with the Speirs. There was some discussion of security issues with the Speirs, and briefly after they left. No further action was taken at this time.*

***There being no objections, the minutes of the March MCA Board meeting, held on March 21, 2014, were unanimously approved.***

**FINANCE REPORT** (Deb Ives, Treasurer; Bill Ferrell)

Deb Ives reviewed the Balance Sheet, Income/Expense Statement, and Reserve Fund Statement for March 2014, and Bill Ferrell explained the few, very minor variances—most of which had to do with the timing of payments. Ferrell also reported that all dues payments were up to date.

***ACTION:***

*Deb Ives moved, seconded by Karen Curtin, that the treasurer's report be accepted.*

*The motion was approved unanimously.*

**2014 EVENTS COMMITTEE** (Karen Curtin, Committee Chair)

Karen Curtin reported that the calendar for 2014 had been set (and was previously shared with Board members via an email from Ferrell). She noted that the Meadow was not a viable venue for large bands and the committee and Ferrell were exploring the possibility of using the Gazebo (on Old Barn Lane) for this purpose—e.g., for The Party Nuts performance in September. The committee has recommended that the Board approve upgrading the power at the Gazebo, which is the main cost that would be involved. There are funds in the budget to cover this expense, which would be a long-term investment since the Gazebo could then be used for similar events in the future. Ferrell is waiting for a proposal from Duke Energy. There was consensus of the Board members that Ferrell proceed with this proposal.

Ferrell and the committee have everything under control for Friday night's concert in the Village by the US Army Jazz Combo, except for weather. A decision on whether to proceed will be made around 4 p.m. that afternoon.

**PART-TIME MCA STAFF POSITION** (Ferrell)

Ferrell shared a revised job description for the part-time MCA staff position of Marketing and IT Director and received suggestions for minor edits, which he will incorporate. He also shared a draft offer letter to the candidate selected for the position.

**ACTION:**

Karen Curtin moved, seconded by Christine Khoury, that *Bill Ferrell offer the Marketing and IT Director position to the selected candidate, according to the terms of the proposed letter.*

The motion was approved unanimously.

**MANAGER'S REPORT** (Ferrell)

Ferrell circulated and reviewed his report that included common areas (Parkridge Park damages, tree maintenance and flower rotation, fountain repair, tunnel repair [under NC 54] by the town), and brief updates on the bench project, Declarant Transition, and construction.

There was a lengthy discussion by the board of the damage that older children are inflicting on Parkridge Park gates, trees, pergolas etc., in addition to the fact that there may be safety issues involved. Most recent estimates for repair are close to \$1000. Ferrell has communicated general concerns to residents in that area, but cannot be more specific since it isn't known exactly who is causing the damage. He has reluctantly decided to remove the shade vines to prevent climbing the pergolas, which the Board supported. It was also suggested that he craft a strong email to the Meadowmont community regarding this destructive behavior and the actions being taken so far—including removing the broken gates for repair or alternative solution—as well as the need for stronger action to be taken if the damages continue.

***There being no further business, the meeting was adjourned by acclamation at 8:56 a.m.***

**NEXT MEETING**  
**Friday, May 16, 2014**  
**8:00 a.m.**  
**MCA Office**