

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

Minutes: 15 March 2013

MEMBERS ATTENDING: Karen Curtin, Christine Khoury, Deborah Ives, Chuck Paterno, Hank Rodenburg
STAFF: Bill Ferrell (Manager)

The meeting was called to order by Hank Rodenburg, president, at 8:02 AM.

APPROVAL OF MINUTES



It was moved and seconded to approve the February 2013 board meeting minutes as submitted. The motion passed unanimously.

FINANCE REPORT



It was moved and seconded to accept the February 2012 financial report as submitted. The motion passed unanimously.

MANAGER'S REPORT

- Common Areas:
 - Playgrounds and pathways – All are in good condition and no noted issues or repairs are required at this time.
 - Ponds – Both at 90% capacity from recent rains. Expect them to remain that way from any rains we have from this time forward due to the new building (Hultquist)
- General Notes:
 - Fountains – Both will be cleaned, tested, and due for restart late March/early April
 - Pot holes – Town has been notified re: needed repairs
 - Exploring – Options for next phase of landscaping for Meadow and playgrounds.
 - Mail box inspections – Begin week of 18 Mar; 30 day notice is required to comply.
 - Deeded land – Parcel 12 (Corner of Weaver Mine and West Barbee) now deeded to ARC by East West Partners. MCA was then deeded .45 A of this lot to maintain in green space.
 - Crosswalks – Town has agreed to paint a reflective crosswalk on Sprunt from Rose Mary Place over to Wellness Center. Also will repaint crosswalk at Wellness entrance.
 - Speed table issues – Town may be involved in potential legal action re: fall at a speed table on West Barbee Chapel. The MCA is not named.
 - Rizzo Expansion – Construction work to begin in April and run for a year. Construction traffic to run down MM Lane and onto Park Bluff S during this time. The turning lane into Rizzo will be re-done at some point soon by Town.
 - Village merchant meeting – A meeting was held last week with about 18 merchants plus MCA Board chair and Manager in attendance. A very positive meeting filled with energy by the merchants to find ways to unite to promote the retail sector in the Village. Board recommended Manager set up meeting with Roger Perry to discuss MM and Village issues.

Signage at Meadowmont Entrance for retail sector

- The owners of the Village (DDR) have proposed a sign to be installed at the main wall entrance into MM. It was denied by the "Company" (Declarant) per the governing documents for Meadowmont.
- **Next steps per Board direction:** (1) MCA and DDR representatives should meet to explore other options and locations for signage; (2) Board chair will write to the DDR representative to request a meeting.

Community Building Events – Pursuant to charge to prioritize an events schedule for 2013, the Events Com updated the Board on a recent event preference survey of resident members:

- 165 surveys (about a 20% return rate) were returned and collated. Over all feedback was positive and specific.
- Events Committee to review all results and write a summary report with consequential recommendations (as soon as possible) to be published over the MCA intranet to all residents.
- No encompassing action taken today on overall results as board members want the Event Committee to drive options as to what to do on events.
- **One specific request by board** (to the Events Committee): Set May 18th as the officially opening of the Meadow Stage and have a musical event that date at that site. Committee and Manager to finalize details in next few weeks and inform the board.

Meadowmont housing market update – Christine Khoury updated the Board as follows:

- In 1stQ 2013: 5 homes have sold, 3 pending sales, and 4 under contact
- Two building lots also sold in February
- Low inventory of homes for sale right now

Board meeting date change – Needed in April. New date of 12 April.

ADJOURNMENT – 9:18 AM

The next board meeting will be held on Friday, April 12, 2013, 8AM at the MCA Office
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