

## MEADOWMONT COMMUNITY ASSOCIATION (MCA)

### BOARD OF DIRECTORS MEETING

*Minutes: 17 May 2013*

MEMBERS ATTENDING: Karen Curtin, Christine Khoury, Deborah Ives, Doug Mendenhall, Chuck Paterno, Hank Rodenburg, Glen Wilson  
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 April 2013 board meeting minutes as submitted. The motion passed unanimously.

#### **FINANCE REPORT**

Debra Ives reported that so far we are well on track against our annual budget other than delays in DDR payments related to the departure of their local manager; it is expected this will be corrected shortly. It was noted a few line items were over or under to date simply because of normal seasonal variation.



It was moved and seconded to accept the March 2013 financial report as submitted. The motion passed unanimously.



It was moved and seconded to accept the April 2013 financial report as submitted. The motion passed unanimously.

The audit report (submitted 07-May-13) was discussed. No significant issues or concerns were raised. Once again, the auditors reminded us of the inherent risk of a single-employee staff with respect to management of finances, encouraging us to continue regularly (monthly) Board oversight to minimize this risk.



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

#### **MANAGER'S REPORT**

- Community Activities: A variety of community events occurring on 18-May were noted for information; Board members were encouraged to attend the Saturday Brunch Bunch event.
- Common Areas:
  - All are in good condition; some recent damage to baby swings at Old Barn playground will be corrected with installation of new swings.
  - Low voltage lighting has now been installed on the path from Gazebo to Pinehurst.
- General Notes:
  - Two CERT lockers have now been installed (in open garages at The Cedars and Hilltop) and supply orders have been placed so we will be prepared for coming hurricane/tornado season.
  - It was noted there continues to be some ambiguity about ownership of trails within MM (Town has asserted they are owners); It was agreed MCA should continue insurance coverage (c/o Bill Ferrell).
- New MCA office location – Preliminary evaluation of a recently made available space in the Village (in B-400) was reviewed (~800 sq ft @ \$1700/m); this would achieve the goals of both being more visible (and available) to the community as well as being able to provide larger conference room area for community meetings if needed. It was agreed this merits further investigation including possible off-set rebates to transition costs. Hank Rodenburg and Debra Ives will assist Mr. Ferrell in further evaluation and discussions.

## **EVENTS COMMITTEE REPORT**

- Music-in-the-Meadow (18-May) –
  - All preparations are complete...only uncertainty is weather; go/no-go decision will be made by the Com at 8AM on Saturday. No re-schedule contingency date is planned at the moment.
  - It was noted Village merchant participation had been mixed, with only one choosing to be represented at the event although some coupons were provided. It was agreed we should continue to work with them and move toward more collaboration and participation by the merchants in future events.
- Movies (TBD) – Potential co-chair candidates have been identified; an informal meeting was suggested with interested parties to finalize on the leads and possibly other help (c/o Karen Curtin, Bill Ferrell).
- Village Event (TBD) – One lead has been identified and agreed to serve (Trish Murtaugh); a similar (informal meeting of likely candidates) strategy will be pursued but the urgency is less because of the recent DDR local leadership change and hence confirmation of their willingness to be a partner.
- Chamber Music Concert Series (2014). A draft proposal (not endorsed by full Com) was pre-circulated to the Board for information. Mr. Rodenburg requested any Board discussion be postponed until the Com. took a position on it (c/o Events Com.)

### ***Good of the Order***

- Mr. Rodenburg informed the Board of efforts to ensure preservation of Little Creek and the possible formation of a consolidated organization to advocate for preservation of all the creeks in the area. A motion was made to endorse the efforts of the Little Creek preservation organization; a second was not obtained so the motion failed. Mr. Rodenburg was asked to bring back full information and a formal recommendation on this issue at the next Board meeting.

**ADJOURNMENT** : 9:12 AM

The next board meeting will be held on Friday, June 21, 2013, 8AM at the MCA Office
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Respectfully submitted,

Douglas W. Mendenhall  
Secretary