

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

BOARD OF DIRECTORS MEETING

Minutes: 13 Sep 2013

MEMBERS ATTENDING: Karen Curtin, 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 8:05 AM.

APPROVAL OF MINUTES



It was moved (KC) and seconded (DI) to approve the August 2013 board meeting minutes as submitted. The motion passed unanimously.

FINANCE REPORT

The Treasurer and the Manager provided a brief overview of the financial trends. Mr. Ferrell reported we are well on track, currently running \$58K ahead of budget plan but a number of significant expenses towards end of year (e.g., events, website rebuild) will likely bring this apparent surplus down significantly.



It was moved (DI) and seconded (GW) to accept the August 2013 financial report as submitted. The motion passed unanimously.

FEEDBACK FROM COMMUNITY SAFETY MEETING

Highlights from the 11-Sep-2013 meeting were reviewed:

- Attendance was significant (~100 total, ~50 from Cedars), much higher than normal Neighborhood Watch (NW) recruiting sessions as noted by CHPD.
- Strong police presence was appreciated.
- Good sign up numbers for NW (14 new additions) were achieved.
- Strong interest in surveillance camera topic as evidenced by many questions; significant diversity in opinions, particular concerns raised being privacy/data security issues; specific request made for an opportunity for further community input before any decision taken.

Agreed actions: Board will hold an additional community meeting with a follow-up survey to ensure we have a good understanding of resident opinions; this will be undertaken only after we have agreed a specific preferred plan including importantly how the information collected is stored and accessed (by CHPD) in a secure manner. This will all be completed before any Board decision on the topic is taken.

SURVEILLANCE CAMERAS

Mr. Ferrell and Mr. Mendenhall gave an update on the on-going evaluation:

- The "central networked" option is no longer being pursued further due to two issues: (1) lack of necessary line-of-site connectivity w Pinehurst; (2) between the elimination of the B-400 new office option and our view that Castalia is not going to suit our accessibility needs we have no practical central site to collect and store the data. All focus is now on the standalone camera option.
- Based on information available by the deadline, the current recommendation is for the First Security option in which we acquire the cameras rather than through a lease deal; estimated costs over 5Y are ~\$14.2 K/y.
- A modified proposal was submitted by Tyco after the deadline which we have agreed to evaluate soon.
- Mr. Ferrell noted that preliminary contacts with the Town have indicated they will wish to review any proposal to install surveillance cameras, perhaps via a Council appearance. The Board does not wish such a formal review to proceed on a speculative basis but should only be pursued once further community discussion is complete and an affirmative decision to proceed has been made by the Board.

Actions requested by the Board:

- Complete review of all options and make a final recommendation.
- Develop a detailed plan that addresses how the recorded information is stored and the protocol for data access including how it would be handled by CHPD, all in secure manner.
- Initiate an informal meeting w Town Manager to determine what is required for Town approval in as low key a manner as is possible.

2014 MCA BUDGET

- The general approach suggested by Mr. Ferrell, i.e., categorization by “MUST” (~80%), “NEED” (~15%) and “WANT” (5%), was endorsed.
- General guidance comments provided:
 - Retain Events budget at near 2013 levels despite likely under spend; we expect to ramp up in 2014.
 - As needed, include expenses for new webpage and maintenance. NOTE: Desirable to pull initial development costs into 2013 if feasible.
 - Given we have no current viable options for new office space, Mr. Ferrell was requested to pursue renewal of the current lease but preserving as much as possible an ability to exit with minimum costs should an alternative emerge. NOTE: It was reaffirmed we still have a desire to relocate to the Village.
 - Surveillance camera item uncertain but should include some marker in budget (under “Safety”).
 - Revenues will be somewhat higher in 2014 (due to new properties paying dues) which should within reason cover any unbudgeted new expenses that may arise.

MCA INTRANET

- Mr. Ferrell reviewed the proposal for a WordPress based revised site submitted by Nancy Largent including the intent to separate structural links between The Cedars and MCA sites as part of the process.
- Mr. Ferrell was requested to incorporate facile links to the (non-MCA) MM Nextdoor Neighbor and Facebook sites to facilitate cross communication given many community members are using these.



It was moved (KC) and seconded (DM) to pursue the webpage development project as outlined in the proposal. The motion passed unanimously.

MANAGER’S REPORT

The report was accepted with only a couple of comments noted:

- The new Rizzo Center construction project will likely generate significant truck traffic on MM Lane throughout 2014.
- The ARC groundbreaking is scheduled for 10AM, Wed, 18-Sep; all Board members were encouraged to attend if possible.

EVENTS COMMITTEE REPORT

It was reported that the respective volunteer groups were moving forward with the agenda of events:

- Village Event – Ms. Curtin confirmed this event (now titled “Fall Fun Day in Meadowmont Village”) will take place but at a later date (16-Nov); significant details have now been agreed with the merchants and commitments are being made for musical entertainment, etc.; the revised budget is now est. at ~ \$7K, still keeping us well within the annual budget allocated for events in 2013. The group driving this was congratulated on their successful efforts to get traction on this recognizing this has been challenging given the absence any recent history of such cooperative events.
- Yard Sale – 17 homeowners have signed up to participate, many donations of goods have been received (to be sold on behalf of the ARC) and a large crowd is expected.

GOOD OF THE ORDER:

No items noted.

ADJOURNMENT: 9:40 AM

Next board meeting will be held on Friday, Oct 18, 2013, 8AM at the MCA Office

Respectfully submitted,
Douglas W. Mendenhall
Secretary