

MEADOWMONT COMMUNITY ASSOCIATION (MCA)

ANNUAL MEETING

25 JANUARY 2018

2017 DIRECTORS ATTENDING: Karen Curtin, Laurel Files, Debra Ives, Rollie Olin, Bonnie Simms

STAFF: Bill Ferrell (Manager)

MINUTES

Karen Curtin, MCA Board President, convened the meeting at 7:00 p.m., and welcomed Meadowmont residents and friends to the 2018 MCA Annual Meeting.

CALL FOR BALLOTS (Bill Ferrell, Manager)

Bill Ferrell indicated that there were four candidates for the four open seats on the board: Laurel Files (Hilltop Condos), Erika Haydon (Parkridge Avenue), Debra Ives (Faison Road), and Bonnie Simms (The Cedars). Originally, there had been five candidates, but board member Kris Hergert had recently accepted a job in California and dropped out of the election. Ferrell called for any additional ballots and received four write-in ballots: Bob Blum, Charlie Feuss, Bob McLeod, and Steve Stark. He then declared the election process closed.

FINANCE REPORT (Debra Ives, Treasurer)

Deb Ives reported that the MCA was in good financial health, with almost 82% of its revenue coming from homeowners' fees. The remaining revenue sources were fees from the Village (DDR; 7.76%), Bell Apartments (7.5%), and UNC Health Systems (3.05%). She noted that 2018 dues would remain at the 2017 rate: \$123/quarter (\$492 annual).

The 2018 budget (income and expenses), was approved by the board in November. The board passed the 2018 budget at \$537,500 income and \$536,625 expense. Ives reported that 80% of expenses are per the HOA covenants and are required expenditures, 15% are expenditures that will improve property values, and 5% are optional expenditures approved by a vote of the MCA Board (e.g., events).

COMMUNITY UPDATE (Ferrell)

Ferrell reported highlights of the MCA's 2017 activities:

- MCA sponsored two live large band events, each with a food truck. The board also introduced a new event series, First Fridays: Sunset in the Village, with smaller musical groups performing on the Village green. All events were very popular, and the series will be offered again in 2018.
- The Brunch Bunch continues to be strong—monthly on the third Saturday at Café Carolina. A second coordinator is being recruited, as the current coordinator will not be available all months in 2018.
- Several Village stores closed, but DDR currently is in discussion with restaurants to fill three of the four vacant locations.
- A very well-attended Town Hall meeting was held with Chapel Hill police to discuss crime in and around Chapel Hill.
- The MCA manager's contract was renewed through November 2019.

2016 BOARD FOCUS (Karen Curtin)

Curtin outlined the major activities to be addressed by the board in 2017:

- **MCA's Pocket Park Fountains**

Because the Oval Park and Circle Park fountains have had high and historically unpredictable costs, the board elected a year ago not to allocate future capital reserves to maintain them. At that time, it began exploring alternative uses for the fountains (landscaping them) and initiated conversations with the Summit Park HOA and residents concerning these plans. The board recently developed a policy to continue funding annual budgeted operating costs, capped at \$5,000 for 2018, while permitting private funding of unbudgeted operating and/or capital costs.

- **Parkridge Playground**

The Parkridge playground has suffered several instances of vandalism, at projected repair costs of \$5,000. The board is exploring ways to reduce vandalism.

- **Greenway Trails**

The surface of the Greenway trails now reflects both age and use. In 2017, cracks were filled to minimize freeze/thaw damage this winter, and to prepare for resealing in spring 2018, at a cost of \$9,000.

- **Street Trees**

There is a need more aggressively to "limb up" trees to clear the walking paths. Also, a second tree trim will be added to the current schedule.

- **Live Music Events**

Curtin reiterated the success of the live music events. The schedule for 2018 includes two cover bands at the Gazebo—SMILE on May 19th ('70s cover band) and Coconut Groove Band (beach music) on September 15th. There will be a food truck at each Gazebo event. The First Friday music events will run from May 4th to October 5th.

ELECTION RESULTS (Ferrell)

Ferrell reported that the four new 2018 MCA Board members would be:

- Laurel Files
- Debra Ives
- Erika Haydon
- Bonnie Simms

Each of the four write-in candidates received one vote.

RESIDENT INPUT/Q&A (Ferrell)

There were relatively few questions:

- Size of the capital reserve: \$354,000.
- Source of "unexpected funds": Number of home closings, which can't be predicted
- Suggestions regarding the playground vandalism: additional lighting, motion sensors, signage
Some of these actions have already been tried with minimal success; there will be more options once power to these areas is increased.
- Darkness in the Summit Park alleys: The streets are controlled by the Town of Chapel Hill. The best solution is motion sensitive lights on each home, which most of the homes have; the problem is that most homeowners do not turn on those lights.
- Summit Park pocket parks seem to be overwatered: The problem is not irrigation water, but groundwater. The situation will be reevaluated this spring.
- Need for a lighted crosswalk sign at the top of Sprunt hill: The town is doing a traffic study.
- Murray Hill status: This is a slow build. There will be four buildings, each one constructed as the previous one is sold.
- New restaurants in Village: Negotiations currently with Fusion Fish, Meet Fresh, and Good Eats

There being no further business, the meeting was adjourned by acclamation at 7:26 p.m.