

**DIRECTORS ATTENDING:** Laurel Files, Bill Freeman, Erika Haydon, Debra Ives, Rollie Olin, Bonnie Simms, Bob Stoothoff  
**STAFF:** Bill Ferrell (Manager)

**MINUTES**

Bob Stoothoff, President, convened the meeting at 8:00 a.m.

**APPROVAL OF MINUTES** (Stoothoff)

The board approved, by acclamation, the March Board of Directors (and 1<sup>st</sup> Annual Planning Session) meeting minutes.

**FINANCIALS** (Debra Ives, Treasurer)

Debra Ives reported that expenses were tracking as expected, with the large capital expense expenditure reflecting the Meadowmont Lane plantings. There was some discussion about the various landscaping expenses: Pine straw, and tree maintenance, are a primary part of these expenses. It was noted that monthly landscaping expenses are seasonally variable, while the expected monthly expenses are simply the annual budget divided by twelve; the monthly reports reflect this accounting anomaly. It was suggested that we consider projecting the different monthly expenses so that there is not so much seeming variance from month to month. It was also suggested that we build future plantings into the MCA’s capital reserve planning; this will be considered by the Finance Committee.

**ACTION:**

Bonnie Simms moved, seconded by Debra Ives, that the *March treasurer’s report be accepted*. The motion was approved unanimously.

**COMMITTEE REPORTS**

**LANDSCAPING** (Erika Haydon/Bonnie Simms)

Erika Haydon and Bonnie Simms are working with Bill Ferrell to develop an overall landscaping vision that can lead to a plan by the MCA’s contractor, Myatt Landscaping. They will also be reviewing the landscaping contract re scope of work—primarily what should and should not be included in routine grounds maintenance. Bill noted that there is a buffer zone of very large trees in a landlocked area between Meadowmont and The Oaks (behind seven homes on the 1200 block of Pinehurst) that has had a risk assessment by Bartlett Tree Experts; two trees will be felled. Bill observed that this area also has a *lot* of poison ivy.

**FINANCE** (Ives, Stoothoff)

Bob reported that the committee has met with Giles (of Criterium-Giles Engineers) to discuss what does and doesn’t need to be included in the next capital reserve update (cost of \$2400). There was a question about whether it would be useful to have a drone photo of part of the property (cost of \$500), and the consensus of the board was that this was not necessary. Bill is exploring options with paving

companies to inform a board decision as to whether the paths through the community should be replaced all at once (at a projected cost of approximately \$100,000), or in sections.

**SCOPE OF JOB/MISSION** (Bill Freeman/Stoothoff)

Bob reported that the committee has begun by working on shortening the Meadowmont mission statement.

**EVENTS** (Files/Olin)

Rollie Olin reported that Pick Filet will be performing in the Village on Friday, June 7<sup>th</sup>. The audience is invited to sing along, or bring instruments to play along. There was discussion regarding how to recognize and celebrate the 20<sup>th</sup> birthday of Meadowmont. Bill will look into Happy Birthday Meadowmont banners, and balloons, for visible locations along the Raleigh Road perimeter, as well as around the Village and community.

There was some board concern that events are time consuming for both management and board members, with not much or any DDR (Village property management) or Village business support for the Village events.

**MANAGER’S REPORT** (Ferrell)

Bill Ferrell noted the following:

- A new lease has been signed for the MCA office, at a lower rate.
- Both playgrounds have been inspected, with official reports expected. Safety mulch will need to meet new requirements; Bill met with Myatt to arrange for this.
- A section of sidewalk from the Y lower lot to Faison is being replaced.
- Top rails on the steps off Park Bluff S. to the Little Creek nature trails will be replaced.
- The storm water sinkhole at the end of Meadowmont Lane is scheduled for repair.
- Both fountains have been operating, with just two minor repairs.
- Bob asked Bill to report next month on the status of the solution to the water and mud collecting on the section of the Meadowmont trail along Rt. 54, alongside the Hilltop 700 Building.

***There being no further business, the meeting was adjourned by acclamation at 9:08 a.m.***

**Next Board Meeting**  
**Friday, May 17, 2019**  
**8-10 a.m.**  
**MCA Office**