

# MEADOWMONT COMMUNITY ASSOCIATION (MCA)

## BOARD OF DIRECTORS MEETING

14 JUNE 2019

**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 8:03 a.m.

#### REFUSAL OF ARCHITECTURAL REVIEW COMMITTEE DECISION (Stoothoff)

A hearing was held by the board regarding the location of a portable basketball stand placed along the edge of an alley in Meadowmont. Bob explained to the owner the board's role in this hearing, and its limitations with regard to Chapel Hill streets and alleys. It was noted that the Town of Chapel Hill has jurisdiction over all public streets and alleys. It was also noted that the MCA board cannot grant permission or recognize in any perceived and/or implied manner permission for the placement of sports equipment and related play in the streets of Meadowmont.

#### **ACTION:**

Bonnie Simms moved, seconded by Erika Haydon, that the board *send a letter* to the homeowner on whose property the basketball stand is located *supporting the MARC ruling and indicating that the board is reconsidering placement of basketball equipment in the Parkridge playground*. The motion was approved unanimously.

#### APPROVAL OF MINUTES (Stoothoff)

The board approved, by acclamation, the corrected May Board of Directors meeting minutes.

#### FINANCIALS (Debra Ives, Treasurer)

Debra Ives reported that expenses were tracking as expected, and some capital reserve monies had been moved to "income" to cover tree removal, pond wall replacement, and Meadowmont Lane landscaping expenses.

#### **ACTION:**

Laurel Files moved, seconded by Debra Ives, that the *May treasurer's report be accepted*. The motion was approved unanimously.

There was board consensus for cashing out low-yielding CDs coming due for a subsequent move to a bank offering a higher interest rate.

## COMMITTEE REPORTS

### SCOPE OF JOB/MISSION (Freeman and Stoothoff, Co-Chairs)

The board reviewed a revised mission statement, approving it with one modification.

#### **ACTION:**

Erika Haydon moved, seconded by Bill Freeman, that the board approve the following mission statement: *The mission of the Meadowmont Community Association (MCA) is the preservation of community value; the maintenance of common properties and services; and the administration and enforcement of the association's By-Laws and Covenants.* The motion was approved unanimously.

The board reviewed proposed statements of MCA board member general responsibilities, and MCA officers' responsibilities. After some discussion and suggestions, the committee was asked to prepare revisions of both statements.

### LANDSCAPING (Hayden and Simms, Co-Chairs)

Erika Haydon and Bonnie Simms proposed a revised statement of the scope of work regarding Lawn Area, and Greenways, Walks and Curbs, in the MCA's landscaping contract with Myatt.

#### **ACTION:**

Bonnie Simms moved, seconded by Rollie Olin, that the board *approve the proposed changes in the scope of work in the MCA's landscaping contract.* The motion was approved unanimously.

### FINANCE (Ives and Stoothoff, Co-Chairs)

Debra reported that Bill Ferrell and Robert Giles had conducted a walk-through of Meadowmont and Criterium-Giles Engineering was preparing a draft of its capital reserve study for Meadowmont.

### EVENTS (Rollie Olin, Chair)

Rollie Olin report that the Pick Filet music event scheduled for June 7<sup>th</sup> had been rescheduled to June 21<sup>st</sup> because of bad weather.

### MANAGER'S REPORT (Ferrell)

Bill noted the following:

- Both playgrounds were inspected, with only minor issues that have now been addressed.
- Bartlett Tree Experts has removed two large at-risk trees in the buffer area behind the homes in the 1200 block of Pinehurst. Several older and now dying evergreen trees along the Pinehurst pond will be removed in the next month.
- Replacement low-voltage lighting has been installed on the split rail fence on the path from the Gazebo to Pinehurst Drive.
- Maintenance work on both pond aerators will be completed shortly.
- Various other minor common area repairs have been completed or are in progress.
- He is working to finalize a meeting with the Rashkis principal to review the Meadowmont Lane street design work and its impact on school and local traffic. There is no timeline yet for this work.

**GOOD OF THE ORDER**

Nothing.

*There being no further business, the meeting was adjourned by acclamation at 9:35 a.m.*

**Next Board Meeting**  
*Friday, July 19, 2019*  
*TO BE DETERMINED IF NEEDED*  
**8 a.m.**  
**MCA Office**